



**midtown**  
H O U S T O N

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**MIDTOWN MANAGEMENT  
DISTRICT BOARD OF  
DIRECTORS MEETING  
February 07, 2024**

*(For Advisory Committee Members Only)*



**MIDTOWN MANAGEMENT DISTRICT  
NOTICE OF MEETING  
AMENDED AGENDA**

TO: THE BOARD OF DIRECTORS OF MIDTOWN MANAGEMENT DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that a regular meeting of the **Midtown Management District** will be held on **Wednesday, February 7, 2024 at 6:00 p.m.** in the **1<sup>st</sup> Floor Conference Room located at 410 Pierce Street, Houston TX 77002**, inside the boundaries of the District, **open to the public**, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. Call meeting to Order and verify that a quorum is present.
2. Receive Public Comments\*\*\*
3. Consent Agenda
  - a. Approve Minutes for the January 10, 2024, Board Meeting.
  - b. Approve Financial Report for the Month of December 2023.
  - c. Approve Payment of Invoices for January 2024.
  - d. Approve Equi-Tax Report for January 2024.
4. Review, discuss and take necessary action regarding the 4<sup>th</sup> Quarter Investment Report for the period ending December 2023.
5. Receive committee activity reports and review, discuss, and take necessary action regarding the following, as appropriate:
  - a. Service & Maintenance. . . . . **Christopher Johnston, Chair**
  - b. Urban Planning . . . . . **James Llamas, Chair**
    - i. Midtown Parking Benefit District Advisory Committee
  - c. Marketing and Economic Development . . . . . **Debbie Tyler-Dillard, Chair**
  - d. Cultural Arts & Entertainment. . . . . **Desmond Bertrand-Pitts, Chair**

- e. Finance . . . . . **Kelly A. Young, Chair**
- f. Community Activity Report. . . . . **Christopher Johnston, Liaison**
  - i. Super Neighborhood #62
- g. Public Safety . . . . . **Jeanette Criglar, Chair**
  - i. Master Services Agreement with Flock Group, Inc., for License Plate Reader Services.
- h. Nominating Committee.....**Gloria Haney, Chair**
- i. Service and Improvement Plan. . . . . **Jeanette Criglar, Co-Chair**  
**Kelly A. Young, Co-Chair**
- j. Executive Committee . . . . . **Darcy Lefsrud, Chair**

6. Report on Capital Projects of the Midtown Redevelopment Authority

7. With respect to the foregoing agenda items, the Board may conduct an executive session with regards to the following, as appropriate, and necessary.

- a. Consultation with attorney (Section 551.071, Texas Government Code);
- b. Personnel matters (Section 551.074, Texas Government Code).

Upon entering into executive session, the presiding officer shall note which agenda items will be discussed.

8. Announcements

Next meeting date **Wednesday, March 6, 2024, at 11:00 a.m.\*\*\***  
**410 Pierce Street, 1<sup>st</sup> Floor Conference Room**  
**Houston TX 77002**  
**Please enter through the door on Pierce Street near Brazos Street**

9. Adjourn



Darcy John Lefsrud/ca

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**Darcy John Lefsrud, Chair**

Midtown Management District Board of Director

\*\*\*If you would like to make public comments, please register prior to 6:00 p.m. Registration sign in sheets for those making public comments will be picked up promptly at 6:00 p.m.

#### MISSION STATEMENT

Midtown strives to provide an economically vibrant urban destination where arts and culture thrive alongside businesses and residents in a safe, active, diverse neighborhood.



**MINUTES**

**MIDTOWN MANAGEMENT DISTRICT  
BOARD OF DIRECTORS MEETING**

**January 10, 2024**

The Board of Directors of the Midtown Management District held a special meeting, open to the public, on Wednesday, January 10, 2024, at 11:00 a.m. in the **1<sup>st</sup> Floor conference room of the Midtown Management District’s offices** located at **410 Pierce Street, Houston, Texas 77002**, inside the boundaries of the District and the roll was called of the duly appointed members of the Board, to-wit:

Pos. 1	Darcy John Lefsrud	Pos. 10	Daniel Arguijo
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler-Dillard
Pos. 3	Vacant	Pos. 12	Muddassir Siddiqi, Ed.D.
Pos. 4	James Llamas	Pos. 13	Marylene Chan
Pos. 5	Ryan M. LeVasseur	Pos. 14	Christopher Johnston
Pos. 6	Maggie Seglich	Pos. 15	Jeanette Criglar, Ph.D.
Pos. 7	Desmond Bertrand-Pitts	Pos. 16	Kelly A. Young
Pos. 8	Lewis Goldstein	Pos. 17	Vacant
Pos. 9	J. Allen Douglas		

All of the above were present except Directors Bertrand-Pitts.

In addition, present at the meeting, were Midtown Staff members Matt Thibodeaux, Kandi Schramm, Cynthia Alvarado, Vernon Williams, Marlon Marshall, David Thomas, Amaris Salinas, Jaime Giraldo, Chrystal Davis, and Kayler Williams; Melissa Morton, CPA, of The Morton Accounting Services; Peggy Foreman of Burney and Foreman; Clark Lord of Bracewell, LLP; Ashley Small and Ivy Batista of Medley, Inc.; Maya Ford and Celina Vargas of Ford Momentum, Jeri Brooks of One World Strategy Group, Anton Edwards of Houston Habitat for Humanity, Inc.; Jennifer

further reported that the social media channels grew by 112 people in November, and impressions increased by 72.8%. The Midtown audiences engaged the most with Mistletoe Market promotions on Instagram, and Small Business Saturday local business highlights on Facebook. The next Marketing and Economic Development Committee meeting will be held on Tuesday, January 16, 2024 at 3:00 p.m.

#### **D. Cultural Arts & Entertainment Committee – Desmond Bertrand-Pitts, Chair**

Ms. Alvarado presented the Cultural Arts & Entertainment Committee report on behalf of Director Bertrand-Pitts. There were no action items. The Call for Artists for the annual Midtown Art in the Park event will go live on Thursday, January 11, 2024. This year's event will take place on Saturday, April 20, 2024, at Midtown Park Plaza, located at Travis and Main. The theme for the event is "Jazz Up Your Art". April is National Jazz Month, and this year is the 125<sup>th</sup> anniversary of the birth of Maestro Duke Ellington. This theme is an acknowledgement of those milestones.

HueMan:Shelter the Bloomberg Public Art Challenge Project is moving forward. The District received notice from the City of Houston that the HueMan:Shelter project will receive \$100,000 in additional funding over the course of two years.

Mrs. Davis announced that the 1<sup>st</sup> Annual Black History Now Celebration 2024 will occur on Saturday, February 17, 2024, at Bagby Park from 10:00 a.m. – 5:00 p.m. The event will feature live music and entertainment, local vendors, non-profit organizations, and activities. There will be an award presentation acknowledging three (3) prominent individuals who have made significant contributions to the neighboring 3<sup>rd</sup> Ward and 4<sup>th</sup> Ward communities. The next combined Cultural Arts & Entertainment Committee and Marketing and Economic Development Committee meeting will be on Tuesday, January 16, 2024 at 3:00 p.m.

#### **E. Finance Committee – Kelly Young, Chair**

Director Young announced that the Finance Committee has completed its work for the year and did not hold a meeting in December 2023. The next Finance Committee meeting is scheduled for Tuesday, January 23, 2024 at 10:00 a.m.

#### **F. Community Activity Report – Christopher Johnston, Liaison**

##### **i. Super Neighborhood #62**

Director Johnston provided the Community Activity report. He stated that the next Super Neighborhood #62 meeting will be on Thursday, January 11, 2024, at 6:30

p.m. at South Main Baptist Church. The Super Neighborhood #62 monthly hangout at Baldwin Park will begin again for the season on Wednesday, January 31, 2024, at 5:30 p.m.

#### **G. Public Safety Committee – Jeanette Criglar, Chair**

Director Criglar updated the Board on the activities of the committee. There were no action items. She stated that she was pleased with the increased collaboration among the law enforcement agencies in Midtown.

Mr. Giraldo advised the Board that the agreement for a Homeless Outreach Specialist between SEARCH Homeless Services Inc., and Rice Real Estate Company had been reached and was effective as of January 1, 2024. The agreement with Flock Group Inc. for license plate reader services is being reviewed by legal counsel. Mr. Giraldo stated that he is also working on the administrative issues relating to the Board approved Special Projects. The next Public Safety Committee meeting will be held on Tuesday, January 16, 2024 at 11:30 a.m.

#### **H. Nominating Committee - Gloria Haney, Chair**

Director Haney announced that she will work with staff to set up a Nominating Committee meeting in January 2024.

#### **I. Service and Improvement Plan – Jeanette Criglar, Co-Chair Kelly A. Young, Co-Chair**

Director Criglar reminded the Board that in September 2023 there were Focus Groups that were conducted to get feedback and suggestions for what should be included in the Reimagine Midtown Survey. The survey was completed in November 2023 and the data has been aggregated. Maya Ford with Ford Momentum provided the data presentation and Jeri Brooks of One World Strategy Group provided further information and the outlined recommendations for the next steps to be taken. The Reimagine Midtown Survey will be placed on the Service and Improvement Plan tab of the Midtown website and distributed to the Board via email.

Ms. Ford reported the next steps for the process are to:

- Revisit and adjust the current public communications plan.
- Identify areas of improvement that can be implemented and/or adjusted immediately.
- Close the loop with the community by developing and distributing a public report of the 2023 engagement findings.

- Coordinate with key stakeholders who participated in the assessment to provide them with a tool kit to present to their neighbors and community agencies.
- Create additional collateral highlighting MMD accomplishments and addressing concerns (i.e. blogs, digital, press)

She stated that there will be additional opportunities for the community and the Board to participate in drafting the next 10-Year Service and Improvement Plan.

**J. Executive Committee – Darcy Lefsrud, Chair**

Chair Lefsrud presented the Executive Committee report. Clark Lord of Bracewell LLP, provide a brief update regarding the pending litigation. He stated that the District’s insurance carrier has assigned counsel to represent the District in the lawsuit relating to MWDBE participation. Chair Lefsrud reported that the tri-party agreement between MRA, MPC, and MMD of the Legacy Maintenance and New Improvements Program is still being worked on and that it will be presented to the Board for consideration upon completion. He stated that he has asked the Finance Committee Chair to work to clarify and improve the review and approval process for next year’s budget. He reminded the Board Members that important work occurs at the monthly committee meetings and encouraged Board members to attend.

**5. REPORT ON CAPITAL PROJECTS OF THE MIDTOWN REDEVELOPMENT AUTHORITY (MRA)**

Mr. Marlon Marshall presented the following reports regarding the status of current Midtown Redevelopment Authority capital improvement projects:

**Brazos Street** – The initial public engagement survey is targeted to be released later in January 2024. The MRA will work with the Marketing Committee and communications team to share the information publicly.

**Brazos Street Bridge Landscape Improvements** – The contractor has started work on concrete demolition. They will begin to implement improvements to the project, weather permitting. The project will enhance the landscaped area at the Bagby and Elgin Streets intersection in the green space adjacent to the Brazos Bridge facing Bagby Street.

**Sidewalk Assessment** – The MRA is working with Guage Engineering to address comments received from the Service and Maintenance Committee and the Urban Planning Committee. A presentation will be made to the MRA Board in the 1<sup>st</sup> quarter of 2024. The consultants will develop a phased implementation plan for sidewalk repairs.

**PARTNER PROJECTS**

**Parks and Public Spaces Master Plan** – The MRA has scheduled a follow up meeting with METRO to review additional information regarding proposed Main Street closures for the demonstration event and are waiting for feedback and comments from the METRO staff.

**Gray Street Buffer designs** – The MRA is working on the procurement process and will be asking the pre-qualified On-Call Pavement Marking and Maintenance contractors to submit cost proposals for the Gray Street Buffer Designs.

**Urban Forestry Plan** – Weather permitting, the contractor is scheduled to begin work during the week of January 15, 2024. The work will be documented in the final version of the Urban Forestry Plan.

**CenterPoint Lighting Assessment Survey –**

The MRA has been in conversation with CenterPoint regarding lighting in the District. Since October 2023, CenterPoint has been updating data and mapping existing lights and plans for locations where lighting could be added. In January 2024, CenterPoint received test luminaries for installation in pilot areas. MRA is working with Super Neighborhood #62 to identify potential locations for installation of the test luminaries and will provide an update when the locations are determined. Also, CenterPoint Energy is expected to present the results of the Lighting Assessment Survey to the Urban Planning Committee in February or March 2024.

**6. WITH RESPECT TO THE FOREGOING AGENDA ITEMS, THE BOARD MAY CONDUCT AN EXECUTIVE SESSION WITH REGARDS TO THE FOLLOWING AS APPROPRIATE AND NECESSARY.**

- a. Consultation with attorney (Section 551.071, Texas Government Code).
- b. Personnel matters (Section 551.074, Texas Government Code).

There was no Executive Session.

**7. ANNOUNCEMENTS**

Chair Lefsrud announced that the Committees are looking for vice chairs and asked interested Board members to contact him regarding serving as vice chair of a committee. He also asked each committee chair to provide updates at the monthly Board meetings regarding the Special Projects.

**NEXT MEETING DATE**

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, February 7, 2024, at 6:00 p.m.**

**8. ADJOURN**

There being no other business, the meeting was adjourned.

\_\_\_\_\_  
Marylene Chan, Secretary

Date: \_\_\_\_\_

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**Midtown Management District**  
**Balance Sheet Prev Year Comparison**  
As of December 31, 2023

	Dec 31, 23	Dec 31, 22	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
10000 · Operating Funds	2,843,080.24	2,984,930.84	-141,850.60	-4.8%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
<b>Total Checking/Savings</b>	<b>2,854,502.94</b>	<b>2,996,353.54</b>	<b>-141,850.60</b>	<b>-4.7%</b>
<b>Accounts Receivable</b>				
120000 · Assessments Receivable	73,475.48	2,814,713.22	-2,741,237.74	-97.4%
123001 · AR Current	4,833.75	4,483.75	350.00	7.8%
<b>Total Accounts Receivable</b>	<b>78,309.23</b>	<b>2,819,196.97</b>	<b>-2,740,887.74</b>	<b>-97.2%</b>
<b>Other Current Assets</b>				
130500 · Prepaid Expense	0.00	7,172.53	-7,172.53	-100.0%
<b>Total Other Current Assets</b>	<b>0.00</b>	<b>7,172.53</b>	<b>-7,172.53</b>	<b>-100.0%</b>
<b>Total Current Assets</b>	<b>2,932,812.17</b>	<b>5,822,723.04</b>	<b>-2,889,910.87</b>	<b>-49.6%</b>
<b>Other Assets</b>				
130501 · Other Misc Assets	36,959.00	36,959.00	0.00	0.0%
<b>Total Other Assets</b>	<b>36,959.00</b>	<b>36,959.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>TOTAL ASSETS</b>	<b>2,969,771.17</b>	<b>5,859,682.04</b>	<b>-2,889,910.87</b>	<b>-49.3%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
200000 · Accounts Payable	274,443.26	498,845.99	-224,402.73	-45.0%
<b>Total Accounts Payable</b>	<b>274,443.26</b>	<b>498,845.99</b>	<b>-224,402.73</b>	<b>-45.0%</b>
<b>Other Current Liabilities</b>				
203001 · Other Misc Liabilities	70,152.20	43,902.20	26,250.00	59.8%
205000 · Deferred Assessment Revenues	43,776.30	2,785,014.04	-2,741,237.74	-98.4%
205100 · Prepaid Income	0.00	559,853.85	-559,853.85	-100.0%
206000 · Accrued liability	11,385.41	58,791.57	-47,406.16	-80.6%
207000 · Bal due to MRA from FTA Reimbur	11,422.70	11,422.70	0.00	0.0%
<b>Total Other Current Liabilities</b>	<b>136,736.61</b>	<b>3,458,984.36</b>	<b>-3,322,247.75</b>	<b>-96.1%</b>
<b>Total Current Liabilities</b>	<b>411,179.87</b>	<b>3,957,830.35</b>	<b>-3,546,650.48</b>	<b>-89.6%</b>
<b>Total Liabilities</b>	<b>411,179.87</b>	<b>3,957,830.35</b>	<b>-3,546,650.48</b>	<b>-89.6%</b>
<b>Equity</b>				
390000 · Fund Balance Roll-Forward	1,901,851.69	1,512,571.21	389,280.48	25.7%
Net Income	656,739.61	389,280.48	267,459.13	68.7%
<b>Total Equity</b>	<b>2,558,591.30</b>	<b>1,901,851.69</b>	<b>656,739.61</b>	<b>34.5%</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,969,771.17</b>	<b>5,859,682.04</b>	<b>-2,889,910.87</b>	<b>-49.3%</b>

**Midtown Management District**  
**Sources of Funds**  
**January through December 2023**

Accrual Basis

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
400000 · Revenue - Assessments	3,595,165.63	3,493,100.00	102,065.63	102.9%
402000 · Metro Rail Income	46,000.00			
403000 · Other Income				
403100 · Booth and Events Fees	4,337.00	3,400.00	937.00	127.6%
403105 · Application Fees	880.00	775.00	105.00	113.5%
403120 · Parking Benefit District	262,108.00	275,000.00	-12,892.00	95.3%
<b>Total 403000 · Other Income</b>	<b>267,325.00</b>	<b>279,175.00</b>	<b>-11,850.00</b>	<b>95.8%</b>
404000 · Int Income	160,124.50	34,620.00	125,504.50	462.5%
406000 · Interest on CD	246.56	247.00	-0.44	99.8%
<b>Total Income</b>	<b>4,068,861.69</b>	<b>3,807,142.00</b>	<b>261,719.69</b>	<b>106.9%</b>
<b>Gross Profit</b>	<b>4,068,861.69</b>	<b>3,807,142.00</b>	<b>261,719.69</b>	<b>106.9%</b>
<b>Net Ordinary Income</b>	<b>4,068,861.69</b>	<b>3,807,142.00</b>	<b>261,719.69</b>	<b>106.9%</b>
<b>Net Income</b>	<b>4,068,861.69</b>	<b>3,807,142.00</b>	<b>261,719.69</b>	<b>106.9%</b>

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**Midtown Management District  
Profit & Loss  
January through December 2023**

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23	TOTAL
<b>Ordinary Income/Expense</b>													
<b>Income</b>													
400000 - Revenue - Assessments	2,482,032.68	690,004.13	142,074.50	-111,574.54	-8,835.38	-4,446.77	14,620.82	5,394.29	6,850.87	47,007.44	84,474.63	247,562.96	3,595,165.63
401000 - Cultural Arts Guide	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,870.20	0.00	0.00	1,870.20
402000 - Metro Rail Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,000.00	0.00	0.00	46,000.00
403000 - Other Income	0.00	105,952.00	1,750.00	-100.00	2,975.00	0.00	0.00	156,481.00	0.00	0.00	267.00	0.00	267,325.00
404000 - Int Income	9,143.52	9,443.99	10,713.87	13,528.01	17,178.20	15,834.90	15,651.90	15,740.98	15,208.23	14,023.37	12,492.23	11,165.30	160,124.50
406000 - Interest on CD	61.64	0.00	0.00	0.00	0.00	61.64	0.00	0.00	61.64	0.00	0.00	61.64	246.56
<b>Total Income</b>	<b>2,491,237.84</b>	<b>805,400.12</b>	<b>154,538.37</b>	<b>-98,146.53</b>	<b>11,317.82</b>	<b>11,449.77</b>	<b>30,272.72</b>	<b>177,616.27</b>	<b>22,120.74</b>	<b>108,901.01</b>	<b>97,233.86</b>	<b>258,789.90</b>	<b>4,070,731.89</b>
<b>Gross Profit</b>	<b>2,491,237.84</b>	<b>805,400.12</b>	<b>154,538.37</b>	<b>-98,146.53</b>	<b>11,317.82</b>	<b>11,449.77</b>	<b>30,272.72</b>	<b>177,616.27</b>	<b>22,120.74</b>	<b>108,901.01</b>	<b>97,233.86</b>	<b>258,789.90</b>	<b>4,070,731.89</b>
<b>Expense</b>													
500000 - Security and Public Safety	74,805.70	73,014.63	75,529.92	67,112.85	64,771.37	59,646.25	146,509.69	88,761.35	127,073.82	41,674.30	80,624.96	215,963.02	1,115,487.86
600000 - Marketing & Economic Develo...	2,500.00	4,067.45	1,735.49	11,476.18	9,820.85	3,642.40	20,085.84	13,411.34	15,137.78	3,424.03	3,013.34	11,727.01	100,041.71
605000 - Membership fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
700000 - Urban Planning	4,331.25	13,031.25	0.00	0.00	440.00	8,190.00	12,200.00	0.00	11,123.77	1,054.24	0.00	7,772.83	58,143.34
710000 - Cultural Arts & Entertainment	124.44	19,236.20	2,590.03	59,329.64	14,970.51	22,668.86	31,089.19	3,075.00	39,233.48	2,000.73	13,635.00	86,503.85	294,456.93
720000 - Service & Maintenance	563,466.23	30,358.18	67,983.48	45,467.56	36,294.64	38,071.05	32,498.20	48,966.16	66,779.75	25,128.70	55,170.37	60,919.06	1,101,103.38
730000 - Parking Benefits District	0.00	0.00	0.00	0.00	0.00	46.80	343.75	0.00	35,155.00	262.50	2,500.00	0.00	38,308.05
800000 - District Administration	16,172.06	33,985.26	13,317.56	13,713.22	24,800.00	34,014.75	14,312.63	345,382.59	-78,008.88	117,199.32	78,447.62	84,622.22	698,603.39
981000 - Reserve Funds	0.00	0.00	0.00	0.00	1,022.00	190.52	0.00	0.00	0.00	0.00	0.00	0.00	3,212.62
<b>Total Expense</b>	<b>661,399.68</b>	<b>173,692.97</b>	<b>161,156.48</b>	<b>197,099.45</b>	<b>150,164.5</b>	<b>169,070.63</b>	<b>287,039.30</b>	<b>499,596.44</b>	<b>216,494.72</b>	<b>190,743.82</b>	<b>233,391.29</b>	<b>467,507.99</b>	<b>3,409,357.28</b>
<b>Net Ordinary Income</b>	<b>1,829,838.16</b>	<b>631,707.15</b>	<b>-6,618.11</b>	<b>-295,245.98</b>	<b>-138,846.69</b>	<b>-157,620.86</b>	<b>-256,766.58</b>	<b>-321,980.17</b>	<b>-194,373.98</b>	<b>-81,842.81</b>	<b>-136,157.43</b>	<b>-208,718.09</b>	<b>661,374.61</b>
<b>Other Income/Expense</b>													
<b>Other Income</b>													
801050 - Other Incomes	0.00	0.00	0.00	0.00	0.00	0.00	-4,525.00	-110.00	0.00	0.00	0.00	0.00	-4,635.00
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-4,525.00</b>	<b>-110.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-4,635.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-4,525.00</b>	<b>-110.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-4,635.00</b>
<b>Net Income</b>	<b>1,829,838.16</b>	<b>631,707.15</b>	<b>-6,618.11</b>	<b>-295,245.98</b>	<b>-140,846.69</b>	<b>-157,620.86</b>	<b>-261,291.58</b>	<b>-322,090.17</b>	<b>-194,373.98</b>	<b>-81,842.81</b>	<b>-136,157.43</b>	<b>-208,718.09</b>	<b>656,739.61</b>

## Midtown Management District Service & Maintenance Use of Funds

Accrual Basis

January through December 2023

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
<b>720000 · Service &amp; Maintenance</b>				
<b>722005 · Baldwin/Glover Park Maintenance</b>				
722051 · Water	2,898.68	4,410.00	-1,511.32	65.7%
722052 · Electric	3,835.98	2,079.00	1,756.98	184.5%
722053 · Path Gravel	18,000.00	18,000.00	0.00	100.0%
722054 · Irrigation repair	4,990.00	5,000.00	-10.00	99.8%
722055 · Landscape Repairs	38,217.70	30,000.00	8,217.70	127.4%
722056 · Baldwin/Glover Landscape Contra	20,520.00	27,996.00	-7,476.00	73.3%
722057 · Park Lighting	8,860.00	10,000.00	-1,140.00	88.6%
722058 · Dog Park Maintenance	2,650.00	5,000.00	-2,350.00	53.0%
722059 · Fountains	0.00	10,000.00	-10,000.00	0.0%
722060 · Baldwin/Glover Maintenance	0.00	0.00	0.00	0.0%
<b>Total 722005 · Baldwin/Glover Park Maintenance</b>	<b>99,972.36</b>	<b>112,485.00</b>	<b>-12,512.64</b>	<b>88.9%</b>
<b>725000 · Midtown Field Service Prog</b>				
<b>725001 · Field Service TEAM</b>				
Field Service TEAM	341,000.00	372,000.00	-31,000.00	91.7%
725001 · Field Service TEAM - Other	250.00			
<b>Total 725001 · Field Service TEAM</b>	<b>341,250.00</b>	<b>372,000.00</b>	<b>-30,750.00</b>	<b>91.7%</b>
725002 · Graffiti	10,263.75	10,080.00	183.75	101.8%
725003 · Supplies	0.00	600.00	-600.00	0.0%
725004 · Storage	4,919.00	4,884.00	35.00	100.7%
725005 · Seasonal Planting PROW	0.00	20,000.00	-20,000.00	0.0%
725007 · Tree Maintenance	22,140.00	65,000.00	-42,856.69	34.1%
725008 · Landscaping/Tree Planting	2,475.00	20,000.00	-17,525.00	12.4%
725009 · Pet Bags	5,119.51	5,000.00	119.51	102.4%
725015 · Maintenance Expenses	4,228.78	4,000.00	-3,971.22	0.7%
<b>Total 725000 · Midtown Field Service Prog</b>	<b>380,199.35</b>	<b>501,564.00</b>	<b>-115,364.65</b>	<b>77.0%</b>
<b>726000 · Service Maintenance - Other</b>				
726002 · Art in the Park/Partnership	254.36	6,000.00	-5,745.64	4.2%
726003 · Dark Blocks Programs	0.00	6,000.00	-6,000.00	0.0%
726004 · Street Safety & Bikeway Maint.	0.00	20,000.00	-20,000.00	0.0%
726005 · Pocket Prairies Project	0.00	20,000.00	-20,000.00	0.0%
726010 · SeeClickFix	7,172.53	11,683.00	-4,510.47	61.4%
726100 · Legacy Maintenance	328,374.00	328,374.00	0.00	100.0%
726200 · District New Improvement Prgs	200,923.24	190,853.00	10,070.24	105.3%
<b>Total 726000 · Service Maintenance - Other</b>	<b>536,724.13</b>	<b>582,910.00</b>	<b>-46,185.87</b>	<b>92.1%</b>
<b>728000 · Staffing</b>	<b>78,207.54</b>	<b>56,965.00</b>	<b>21,242.54</b>	<b>137.3%</b>
<b>Total 720000 · Service &amp; Maintenance</b>	<b>1,101,103.38</b>	<b>1,253,924.00</b>	<b>-152,820.62</b>	<b>87.8%</b>
<b>Total Expense</b>	<b>1,101,103.38</b>	<b>1,253,924.00</b>	<b>-152,820.62</b>	<b>87.8%</b>
<b>Net Ordinary Income</b>	<b>-1,101,103.38</b>	<b>-1,253,924.00</b>	<b>152,820.62</b>	<b>87.8%</b>
<b>Net Income</b>	<b>-1,101,103.38</b>	<b>-1,253,924.00</b>	<b>152,820.62</b>	<b>87.8%</b>

**Midtown Management District  
Urban Planning Use of Funds  
January through December 2023**

Accrual Basis

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
700000 · Urban Planning				
701010 · Bike Racks	250.00	78,699.00	-78,449.00	0.3%
701031 · B-Cycle Station	24,862.50	25,000.00	-137.50	99.5%
702010 · Special Projects				
702025 · Bike Rides	0.00	1,500.00	-1,500.00	0.0%
702027 · Pederstrain Intersection Enhanc	0.00	30,000.00	-30,000.00	0.0%
702028 · Bike Lane Enhancements	0.00	10,000.00	-10,000.00	0.0%
<b>Total 702010 · Special Projects</b>	<b>0.00</b>	<b>41,500.00</b>	<b>-41,500.00</b>	<b>0.0%</b>
702500 · Planning Studies	1,936.00	30,000.00	-28,064.00	6.5%
706700 · Staffing	31,094.84	24,594.00	6,500.84	126.4%
<b>Total 700000 · Urban Planning</b>	<b>58,143.34</b>	<b>199,793.00</b>	<b>-141,649.66</b>	<b>29.1%</b>
<b>Total Expense</b>	<b>58,143.34</b>	<b>199,793.00</b>	<b>-141,649.66</b>	<b>29.1%</b>
<b>Net Ordinary Income</b>	<b>-58,143.34</b>	<b>-199,793.00</b>	<b>141,649.66</b>	<b>29.1%</b>
<b>Net Income</b>	<b>-58,143.34</b>	<b>-199,793.00</b>	<b>141,649.66</b>	<b>29.1%</b>

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**Midtown Management District  
Parking Benefits Use of Funds  
January through December 2023**

Accrual Basis

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
730000 · Parking Benefits District				
730001 · Parking Benefits District	38,308.05	275,000.00	-236,691.95	13.9%
<b>Total 730000 · Parking Benefits District</b>	<b>38,308.05</b>	<b>275,000.00</b>	<b>-236,691.95</b>	<b>13.9%</b>
<b>Total Expense</b>	<b>38,308.05</b>	<b>275,000.00</b>	<b>-236,691.95</b>	<b>13.9%</b>
<b>Net Ordinary Income</b>	<b>-38,308.05</b>	<b>-275,000.00</b>	<b>236,691.95</b>	<b>13.9%</b>
<b>Net Income</b>	<b>-38,308.05</b>	<b>-275,000.00</b>	<b>236,691.95</b>	<b>13.9%</b>

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**Midtown Management District  
Marketing & Economic Dev Use of Funds**

Accrual Basis

January through December 2023

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
600000 · Marketing & Economic Developmen				
601000 · Media, Advertising & Promotion				
601003 · Event Partic/ Sponsoring	0.00	5,000.00	-5,000.00	0.0%
601007 · Media, Advertising, & Promotion	31,699.72	30,000.00	1,699.72	105.7%
<b>Total 601000 · Media, Advertising &amp; Promotion</b>	31,699.72	35,000.00	-3,300.28	90.6%
602000 · Web-site Update & Maint.	2,546.27	3,500.00	-953.73	72.8%
603004 · Resident/.Stake Holder Foc Cmmu	449.80	14,000.00	-13,550.20	3.2%
603005 · Midtown Newspaper	2,800.00	10,000.00	-7,200.00	28.0%
607000 · Midtown eNews	419.96	1,800.00	-1,380.04	23.3%
609003 · Cultural Arts Guide	18,973.00	20,000.00	-1,027.00	94.9%
609500 · Marketing & Economic Developmen	2,304.16	10,000.00	-7,695.84	23.0%
609510 · Professional Development	89.00	5,000.00	-4,911.00	1.8%
609520 · Marketing - Communications	5,437.50	5,000.00	437.50	108.8%
609700 · Staffing	35,322.30	28,990.00	6,332.30	121.8%
<b>Total 600000 · Marketing &amp; Economic Developmen</b>	100,041.71	133,290.00	-33,248.29	75.1%
<b>Total Expense</b>	100,041.71	133,290.00	-33,248.29	75.1%
<b>Net Ordinary Income</b>	-100,041.71	-133,290.00	33,248.29	75.1%
<b>Net Income</b>	<b>-100,041.71</b>	<b>-133,290.00</b>	<b>33,248.29</b>	<b>75.1%</b>

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**Midtown Management District  
Cultural Arts & Ent. Use of Funds  
January through December 2023**

Accrual Basis

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
710000 · Cultural Arts & Entertainment				
710102 · Art Project Sponsorships	5,835.00	68,670.00	-62,835.00	8.5%
710103 · Midtown Mural Project	2,500.00	30,000.00	-27,500.00	8.3%
710106 · Art in the Park	69,985.20	52,000.00	17,985.20	134.6%
710107 · Mistletoe Market	73,709.12	49,000.00	24,709.12	150.4%
710108 · Special Events in Bagby Park	45,915.12	48,000.00	-2,084.88	95.7%
710110 · Parks Programming	0.00	25,000.00	-25,000.00	0.0%
710113 · Cultural Arts - Communications	30,931.41	11,500.00	19,431.41	269.0%
710114 · MidtownHOU Arts Micro Grants	0.00	40,000.00	-40,000.00	0.0%
710115 · Mini-Performing Arts Festival	1,465.00	30,000.00	-28,535.00	4.9%
710116 · Professional Development	0.00	2,500.00	-2,500.00	0.0%
710117 · Membership	0.00	2,500.00	-2,500.00	0.0%
710118 · Grant Consultants	0.00	8,000.00	-8,000.00	0.0%
710700 · Staffing	64,116.08	55,505.00	8,611.08	115.5%
<b>Total 710000 · Cultural Arts &amp; Entertainment</b>	<b>294,456.93</b>	<b>422,675.00</b>	<b>-128,218.07</b>	<b>69.7%</b>
<b>Total Expense</b>	<b>294,456.93</b>	<b>422,675.00</b>	<b>-128,218.07</b>	<b>69.7%</b>
<b>Net Ordinary Income</b>	<b>-294,456.93</b>	<b>-422,675.00</b>	<b>128,218.07</b>	<b>69.7%</b>
<b>Net Income</b>	<b>-294,456.93</b>	<b>-422,675.00</b>	<b>128,218.07</b>	<b>69.7%</b>

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## Midtown Management District Security & Public Safety Use of Funds

Accrual Basis

January through December 2023

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
<b>500000 · Security and Public Safety</b>				
501000 · Street Lighting - Electricity	50,000.00	75,000.00	-25,000.00	66.7%
<b>502000 · Enhancement Public Safety</b>				
502003 · Public Safety Light Program	2,344.28			
502011 · Harris County Precinct 7	412,064.00	450,864.00	-38,800.00	91.4%
502012 · S.E.A.L. Security Program	305,532.50	282,180.00	23,352.50	108.3%
50214 · SEARCH {Homeless Services}	116,355.35	128,789.00	-12,433.65	90.3%
50215 · HPD Homeless Outreach Team	70,000.00	66,780.00	3,220.00	104.8%
502000 · Enhancement Public Safety - Other	1,900.00			
<b>Total 502000 · Enhancement Public Safety</b>	908,196.13	928,613.00	-20,416.87	97.8%
504000 · Security Coordinator	2,199.65	2,400.00	-200.35	91.7%
507000 · Street Outage Survey	2,550.00	3,000.00	-450.00	85.0%
508000 · Public Safety Light Program	0.00	15,000.00	-15,000.00	0.0%
509000 · National Night Out	4,891.34	8,000.00	-3,108.66	61.1%
509001 · Coffee with a Cop	1,100.00	2,000.00	-900.00	55.0%
509500 · Public Safety Parks Program	1,808.98	2,000.00	-191.02	90.4%
509555 · Public Safety Communications	1,349.00	3,000.00	-1,651.00	45.0%
509560 · Professional Development	350.00	5,000.00	-4,650.00	7.0%
509700 · Staffing	143,042.76	129,858.00	13,184.76	110.2%
<b>Total 500000 · Security and Public Safety</b>	1,115,487.86	1,173,871.00	-58,383.14	95.0%
<b>Total Expense</b>	1,115,487.86	1,173,871.00	-58,383.14	95.0%
<b>Net Ordinary Income</b>	-1,115,487.86	-1,173,871.00	58,383.14	95.0%
<b>Net Income</b>	-1,115,487.86	-1,173,871.00	58,383.14	95.0%

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**Midtown Management District  
District Administration Use of Funds**

Accrual Basis

January through December 2023

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
800000 · District Administration				
802000 · Legal Counsel	197,528.75	112,500.00	85,028.75	175.6%
802040 · Public Hearing Service Plan	66,329.20	75,000.00	-8,670.80	88.4%
802042 · Public Information Request	0.00	10,000.00	-10,000.00	0.0%
802060 · Consultation	0.00			
803000 · Accounting & Auditing Expense	14,900.00	16,200.00	-1,300.00	92.0%
804000 · Insurance Expense				
804003 · Director's & Officers Insurance	3,595.00	4,000.00	-405.00	89.9%
804004 · General Liability	7,691.00	10,000.00	-2,309.00	76.9%
804005 · Insurance - other	3,698.00	2,860.00	838.00	129.3%
<b>Total 804000 · Insurance Expense</b>	<b>14,984.00</b>	<b>16,860.00</b>	<b>-1,876.00</b>	<b>88.9%</b>
805000 · Assessment Collection Costs				
805120 · Collection Costs	67,726.11	60,000.00	7,726.11	112.9%
805130 · Returned Checks	0.00	0.00	0.00	0.0%
<b>Total 805000 · Assessment Collection Costs</b>	<b>67,726.11</b>	<b>60,000.00</b>	<b>7,726.11</b>	<b>112.9%</b>
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	2,203.72	6,516.00	-4,312.28	33.8%
806005 · Gen. Operating/Admin. Expenses	2,245.21	15,500.00	-13,254.79	14.5%
806006 · District Cell Phone & Tablets	2,204.62	4,320.00	-2,115.38	51.0%
<b>Total 806000 · General Operating/Admin. Exp.</b>	<b>6,653.55</b>	<b>26,336.00</b>	<b>-19,682.45</b>	<b>25.3%</b>
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	15,951.17	19,500.00	-3,548.83	81.8%
<b>Total 807000 · Board Meeting &amp; Misc. Exp.</b>	<b>15,951.17</b>	<b>19,500.00</b>	<b>-3,548.83</b>	<b>81.8%</b>
809000 · Administration Expense	314,530.61	281,880.00	32,650.61	111.6%
800000 · District Administration - Other	0.00			
<b>Total 800000 · District Administration</b>	<b>698,603.39</b>	<b>618,276.00</b>	<b>80,327.39</b>	<b>113.0%</b>
<b>Total Expense</b>	<b>698,603.39</b>	<b>618,276.00</b>	<b>80,327.39</b>	<b>113.0%</b>
<b>Net Ordinary Income</b>	<b>-698,603.39</b>	<b>-618,276.00</b>	<b>-80,327.39</b>	<b>113.0%</b>
<b>Net Income</b>	<b>-698,603.39</b>	<b>-618,276.00</b>	<b>-80,327.39</b>	<b>113.0%</b>

Midtown Management District

Check Detail Report

As of February 2, 2024

Type	Date	Num	Name	Memo	Amount
<b>10000 · Operating Funds</b>					
<b>106010 · Wells Fargo Checking Acct</b>					
Check	01/09/2024	9933	2416 BRAZOS LLC	PROPERTY TAX OVERAGE PAYMENT: Year: 2020	-472.85
Check	01/09/2024	9934	STRINGS PROP LLC	81 019 224 000 0001 PROPERTY TAX OVERAGE PAYMENT: 1624 Holman St 56 Year: 2...	-1,361.40
Check	01/09/2024	9935	BEN WAH PROP LLC	81 025 028 000 0004 PROPERTY TAX OVERAGE PAYMENT: 3704 Fannin St Year: 2022	-55.82
Check	01/09/2024	9936	TV PROP LLC	81 025 025 000 0009 PROPERTY TAX OVERAGE PAYMENT: 1110 Winbern St Year: 2022	-20.52
Check	01/09/2024	9937	2100 MILAM LLC	81 015 238 000 0002 PROPERTY TAX OVERAGE PAYMENT: 2100 Milam St Year: 2022	-176.37
Check	01/09/2024	9938	2000 CRAWFORD PROPERTY LLC	81 002 135 000 0001 PROPERTY TAX OVERAGE PAYMENT: 2000 Crawford St Year: 2022	-783.70
Check	01/09/2024	9939	Randalls Properties Inc.'	81 121 765 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2225 Louisiana St Year: 20...	-2,607.40
Check	01/09/2024	9940	CASAMAYOR - JOSEPH CARMEN L	81 121 396 001 0003 PROPERTY TAX OVERAGE PAYMENT: 156 OAK PLACE DR	-16.41
Check	01/09/2024	9941	PAULA E ADAMS	PROPERTY TAX OVERAGE PAYMENT: JAGUAR 20231222001100005 & 9	-39.76
Check	01/10/2024	9942	Cynthia Alvarado	Expense Reimbursement:Travel Expenses June 16 - December 31, 2023	-409.19
Bill Pmt -Check	01/10/2024	9943	BRACEWELL LLP	051911.000001 For Service Throught December 31, 2023 General Counsel	-2,187.50
Bill Pmt -Check	01/10/2024	9944	Burney & Foreman		-36,000.00
Bill Pmt -Check	01/10/2024	9945	East End Management District	Graffiti Abatement 12.07.23 & 12.21.23	-680.00
Bill Pmt -Check	01/10/2024	9946	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- January 2024	-2,837.56
Bill Pmt -Check	01/10/2024	9947	FordMomentum LLC	NOV 2023 - Communications planning and strategy for MMD 10 year Service and Improvem...	-5,875.00
Bill Pmt -Check	01/10/2024	9948	Goode Technology Group, Inc.	TECH work --- MMD Board Meeting 12.06.23	-262.50
Bill Pmt -Check	01/10/2024	9949	Minor Design Group, Inc.	Design: Mistletoe Market	-760.00
Bill Pmt -Check	01/10/2024	9950	Perdue, Brandon, Fielder, Collins & ...	10/27/2023 - 11/29/2023 Professional Services rendered in the collection of delinquent taxes...	-2,147.30
Bill Pmt -Check	01/10/2024	9951	SEAL Security Solutions LLC		-28,953.75
Bill Pmt -Check	01/10/2024	9952	Spheres Visuals LLC	Photography - Mistletoe Market	-3,600.00
Bill Pmt -Check	01/10/2024	9953	Underground Planet Art Studio, LLC	Elgin Planters Assessment	-2,950.00
Bill Pmt -Check	01/10/2024	9954	XTICKERS DESIGNS	VINYL GRAPHICS; Midtown Letters Face Wrap {Full Color Digital Printing & Graphic Removal	-6,225.00
Bill Pmt -Check	01/10/2024	9955	Blanca Martinez	Traffic Control Invoice 01.03.24 - 01.04.24	-600.00
Bill Pmt -Check	01/10/2024	9956	Houston Police Department	Homeless Initiative - HOT Team	-70,000.00
Bill Pmt -Check	01/10/2024	9957	Jaime Giraldo		-61.57
Bill Pmt -Check	01/10/2024	9958	Michelle Ashton	Communcation Consultant: Execute communication task 12.23 - 1.05.2024	-450.00
Bill Pmt -Check	01/10/2024	9959	Houston Academy for Int Studies	VOID: Luminaria Bags	0.00
Bill Pmt -Check	01/10/2024	9960	Houston Academy for Int Studies	Luminaria Bags	-750.00
Bill Pmt -Check	01/10/2024	9961	Harris County Treasurer	Constable Services for February 2024	-38,800.00
Bill Pmt -Check	01/24/2024	9962	City of Houston -	Black History 2024- Meter Bagging Permit Fee	-70.74
Bill Pmt -Check	01/24/2024	9963	City of Houston -	Black History 2024- COH Street Function	-262.66
Bill Pmt -Check	01/24/2024	9964	Katie Cunningham	Mistletoe Market/Color P...	-50.00
Bill Pmt -Check	01/24/2024	9965	Michelle Ashton	Communcation Consultant: Execute communication task 01.06 - 1.19.2024	-435.00
Total 106010 · Wells Fargo Checking Acct					-209,902.00
Total 10000 · Operating Funds					-209,902.00
<b>TOTAL</b>					<b>-209,902.00</b>

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MIDTOWN MANAGEMENT DISTRICT  
ASSESSMENT COLLECTION REPORT

January 2024

BILLING AND COLLECTION SUMMARY

FISCAL YEAR END

01/01/2024 TO 12/31/2024

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2023	0.1181	\$3,542,403.54	\$2,306,211.95	\$1,236,191.59	65%
2022	0.1181	\$3,229,892.31	\$3,203,057.01	\$26,835.30	99%
2021	0.1181	\$3,031,753.65	\$3,020,301.34	\$11,452.31	99%
2020	0.1181	\$2,817,754.30	\$2,812,008.43	\$5,745.87	99%
2019	0.1181	\$2,584,597.36	\$2,580,635.09	\$3,962.27	99%
2018	0.1181	\$2,381,416.63	\$2,378,165.88	\$3,250.75	99%
2017	0.1181	\$2,306,555.49	\$2,303,258.72	\$3,296.77	99%
2016	0.1181	\$2,217,803.36	\$2,215,702.48	\$2,100.88	99%
2015	0.1181	\$1,980,324.33	\$1,978,559.87	\$1,764.46	99%
2014	0.1181	\$1,783,793.61	\$1,782,106.79	\$1,686.82	99%
2013	0.1181	\$1,563,555.15	\$1,562,484.06	\$1,071.09	99%
2012	0.1181	\$1,451,155.01	\$1,450,501.43	\$653.58	99%
2011	0.1181	\$1,373,992.65	\$1,373,427.38	\$565.27	99%
2010	0.1181	\$1,366,296.19	\$1,365,689.94	\$606.25	99%
2009	0.1181	\$1,400,596.16	\$1,399,958.95	\$637.21	99%
2008	0.1181	\$1,388,676.58	\$1,388,129.81	\$546.77	99%
2007	0.1181	\$1,205,818.99	\$1,205,400.14	\$418.85	99%
2006	0.1181	\$1,039,513.58	\$1,039,322.08	\$191.50	99%
2005	0.1181	\$965,243.73	\$965,052.23	\$191.50	99%
2004	0.1181	\$766,477.42	\$766,378.36	\$99.06	99%
2003	0.1125	\$690,634.91	\$690,544.86	\$90.05	99%
2002	0.1125	\$631,419.06	\$631,337.20	\$81.86	99%
2001	0.1125	\$554,768.73	\$554,694.31	\$74.42	99%
2000	0.1125	\$472,859.73	\$472,787.76	\$71.97	99%

Current Month Activity

Revenue:

	Current Month	Year to Date
2023 Assessment Collected	1,956,425.22	1,956,425.22
2022 Assessment Collected	1,591.05	1,591.05
2021 Assessment Collected	419.15	419.15
2020 Assessment Collected	1,499.12	1,499.12
2019 Assessment Collected	0.00	0.00
2018 Assessment Collected	0.00	0.00
2017 Assessment Collected	0.00	0.00
2016 Assessment Collected	0.00	0.00
2015 Assessment Collected	0.00	0.00
2014 Assessment Collected	0.00	0.00
2013 Assessment Collected	0.00	0.00
2012 Assessment Collected	0.00	0.00
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
2006 Assessment Collected	0.00	0.00
2005 Assessment Collected	0.00	0.00
2004 Assessment Collected	0.00	0.00
Prior Years Assessment Collected	0.00	0.00
Miscellaneous Revenue	0.00	0.00
Penalty & Interest	727.15	727.15
Overpayments	11,404.22	11,404.22
Estimated Payment	0.00	0.00
CAD Corrections	0.00	0.00
CAD Lawsuit Corrections	818.77	818.77
Collection Fees	847.29	847.29
<b>Total Revenue</b>	<b>1,973,731.97</b>	<b>1,973,731.97</b>
Overpayments & CAD Refunds Presented	14,019.67	14,019.67
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN

2015 - 2024

ASSESSED VALUE FOR 2019	2,183,315,800	
ASSESSED VALUE FOR 2020	2,417,625,315	
ASSESSED VALUE FOR 2021	2,574,573,971	
ASSESSED VALUE FOR 2022	2,734,878,854	
ASSESSED VALUE FOR 2023	2,999,494,919	UNCERTIFIED 1,766,018

Prepared by Equi-Tax Inc  
Collector For the District

**MIDTOWN MANAGEMENT DISTRICT**  
**ASSESSMENT COLLECTION REPORT**  
 January 2024

**2023 TOP TEN ASSESSMENT PAYERS**

PROPERTY OWNER	PROPERTY TYPE	ASSESSED VALUE	ASSESSMENT AMOUNT
3300 Main Project Owner LP	Multi-Family Units	170,156,363	200,954.66
William Marsh Rice University	Real, Commercial	124,270,164	146,763.06
Post Midtown Square LP	Multi-Family Units	120,133,359	141,877.50
Caydon Houston Property LP	Multi-Family Units	117,462,672	138,723.42
2800 Main LLC	Multi-Family Units	80,205,546	94,722.75
VR Calais Holdings Limited Partners	Multi-Family Units	79,205,174	93,541.31
Pearl Rosemont LLC	Multi-Family Units	75,554,397	89,229.74
Pearl Residences at Midtown Owner LLC	Multi-Family, Commercial	68,742,161	81,184.49
Mid-Main Properties LP	Multi-Family Units	66,958,802	79,078.35
Camden Property Trust	Multi-Family Units	62,721,892	74,074.55

**TEN LARGEST DELINQUENT ACCOUNTS**

PROPERTY OWNER	ACCOUNT	ASSESSMENT YEAR	ASSESSMENT AMOUNT
***COHEN JAY H	81 019 190 000 0006	2013 - 2022	5,688.72
**ROBINSON DORRIS	81 034 259 000 0004	2016 - 2022	3,439.05
**CRIADO MINNIE F	81 120 532 000 0006	2012 - 2022	3,285.17
**WASHINGTON ROMANUEL L JR	81 019 52 002 0004	2000 - 2014	2,884.42
**BLOCKER NATHAN & MAGNOLIA H	81 114 508 017 0016	2007 - 2022	2,565.10
** ANTWINE LINDA	81 019 080 000 0009	2009 - 2022	2,563.99
MEHTA MAHEK	81 127 007 000 0048	2015 - 2022	2,435.82
HONEY LETHA M ESTATE OF	81 019 176 000 0009	2017 - 2022	2,311.27
SUTHERLAND ERIC S	81 122 463 001 0006	2017 - 2022	1,894.82
WALKER THOMAS E	81 114 588 022 0002	2014 - 2022	1,788.45

\*\*\*Suit Filed

\*\*Account Deferred

\* Pending HCAD Value Lawsuits

**COLLECTION TREND PERCENTAGE**

	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023
January	70%	53%	66%	65%
February	91%	89%	93%	
March	92%	93%	94%	
April	94%	94%	97%	
May	94%	94%	96%	
June	94%	97%	96%	
July	95%	97%	96%	
August	95%	97%	96%	
September	97%	98%	97%	
October	97%	99%	98%	
November	98%	99%	99%	
December	98%	99%	99%	

**MIDTOWN MANAGEMENT DISTRICT  
ASSESSMENT COLLECTION REPORT  
January 2024**

**ASSESSMENT PLAN PROJECTIONS**

YEAR	RATE	ESTIMATED ASSESSED VALUE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
2015	0.1181	1,706,201,000	2,015,023.38	1,914,272.21	1,978,559.87	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,215,702.48	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,303,258.72	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,378,165.88	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,580,635.09	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,812,008.43	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,020,301.34	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,203,057.01	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	2,306,211.95	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02		
			27,058,984.61	25,706,035.38		2,570,603.54

MAXIMUM RATE .1500 PER \$100

**2023 EXEMPTIONS**

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	1373	20% (State Maximum)	97,824,623
Over 65	88	15,000	2,820,000
Disability	9	15,000	135,000
Disabled Veteran	17	Per Statute	3,553,217
Over 65 Detached Single Family	31	Totally Exempt	8,107,750

**Midtown Management District  
Lawsuit and Arbitration Status Summary as of 01/12/2024**

Jur 953

**Summary**

For Tax Years 2005-2024, for the period of June 2009 through January 12, 2024

**Settled**

9,010,742,301	Original value of Settled accounts as of 01/12/2024
1,541	Number of Settled accounts as of 01/12/2024
861,552,344	Reduction in value of <b>Settled</b> accounts
<b>9.56%</b>	Average % reduction in value of <b>Settled</b> accounts

**Unsettled**

5,014,171,373	Original value of Unsettled accounts as of 01/12/2024
214	Number of Unsettled accounts as of 01/12/2024

0.1181 Tax rate per \$100 valuation

<b>\$566,200</b>	Estimated reduction in assessment on 214 Unsettled accounts, based on <b>9.56%</b> average
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**Midtown Management District  
Lawsuit and Arbitration Status Detail as of 01/12/2024**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
<b>Tax Year 2014</b>											
<b>Settled</b>											
Tax Year 2014	1200170010008	Kozadinos Interest Ltd	2,152,163	\$2,541.70	2014-67626	10/4/2018	1,850,000	\$356.85	14.04%	10/16/2018	10/29/2018
			483,436.800				437,926.568				
			67								
<b>Unsettled</b>											
Tax Year 2014	1226500010001	MRI Midtown Ltd	17,877,930	\$21,113.84	2019-74139				0.00%		
Tax Year 2014	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>17,877,930</b>								
Tax Year 2014	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>1</b>								
<b>Tax Year 2015</b>											
<b>Settled</b>											
Tax Year 2015	0130760120011	Cweren G & J	175,100	\$206.79	2015-70515	5/24/2021	140,000	\$41.45	20.04%	5/26/2021	6/28/2021
			457,058.556				403,664.341				
			71								
<b>Unsettled</b>											
Tax Year 2015	1226500010001	MRI Midtown Ltd	20,000,000	\$23,620.00	2019-74139				0.00%		
Tax Year 2015	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>20,000,000</b>								
Tax Year 2015	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>1</b>								
<b>Tax Year 2018</b>											
<b>Settled</b>											
Tax Year 2018	1145880010001	2016 Main Owners Association Inc	110,688	\$721.21	2018-73360	11/30/2023	610,680	\$0.00	0.00%	NA	NA
			11,030.48				10,809.039				
			8								
<b>Unsettled</b>											
Tax Year 2018	1226500010001	MRI Midtown Ltd	20,473,159	\$24,178.80	2019-74139				0.00%		
Tax Year 2018	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>20,473,159</b>								
Tax Year 2018	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>1</b>								
<b>Tax Year 2019</b>											
<b>Settled</b>											
Tax Year 2019	0021780000001	AJM Marketing Services LLC	2,056,371	\$2,428.57	2019-73610	7/7/2023	1,922,500	\$158.10	6.51%	7/20/2023	9/1/2023
			631,740.797				577,878.407				
			87								
<b>Unsettled</b>											
Tax Year 2019	1226500010001	MRI Midtown Ltd	20,473,159	\$24,178.50	2019-66546				0.00%		
Tax Year 2019	1226500020001	Carolyn F Jackson Family Partnership	2,868,909	\$3,388.18	2019-66546				0.00%		
Tax Year 2019	1398700010001	4001 Main LP	3,115,440	\$3,679.33	2019-72499				0.00%		

**Midtown Management District  
Lawsuit and Arbitration Status Detail as of 01/12/2024**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
<b>Tax Year 2019</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>26,457,508</b>								
<b>Tax Year 2019</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>3</b>								

**Tax Year 2020**

<b>Settled</b>											
Tax Year 2020	0330110000008	2416 Brazos LLC	1,175,385	\$1,388.13	2020-73571	11/3/2023	1,150,000	\$29.98	2.16%	11/15/2023	12/28/2023
Tax Year 2020	1393240010001	2416 Brazos LLC	3,525,000	\$4,163.02	2020-73571	11/3/2023	3,150,000	\$442.87	10.64%	11/15/2023	12/28/2023
Tax Year 2020	1200170010008	Kozadinos Interest Ltd	3,001,314	\$3,544.55	2020-57407	12/8/2023	2,855,000	\$172.79	4.87%	12/21/2023	1/31/2024
			1,244,754,389				1,120,613,991				
			117								

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**Midtown Management District  
Lawsuit and Arbitration Status Detail as of 01/12/2024**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
<b>Unsettled</b>											
Tax Year 2020	1226500010001	MRI Midtown Ltd	24,500,000	\$28,934.50	2020-53212				0.00%		
Tax Year 2020	1226500020001	Carolyn F Jackson Family Partnership Ltd	2,767,272	\$3,268.15	2020-53212				0.00%		
<b>Tax Year 2020</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>27,267,272</b>								
<b>Tax Year 2020</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>2</b>								

**Tax Year 2021**

<b>Settled</b>											
Tax Year 2021	1372850010001	Caroline St Realty Inc	3,335,536	\$3,939.27	2021-64071	8/4/2023	2,850,000	\$573.42	14.56%	8/21/2023	9/28/2023
Tax Year 2021	1372850010002	Caroline St Realty Inc	1,133,544	\$1,338.72	2021-64071	8/4/2023	1,000,000	\$157.72	11.78%	8/21/2023	9/28/2023
Tax Year 2021	0132600010001	3201 Louisiana LLC	21,129,508	\$24,953.95	2021-44064	8/4/2023	17,750,000	\$3,991.20	15.99%	Received	9/1/2023
Tax Year 2021	0250250000001	Boniuk Interests LTD	3,473,701	\$4,102.44	2021-67351	8/4/2023	2,750,000	\$854.69	20.83%	8/21/2023	9/28/2023
Tax Year 2021	0260070000005	Mary Griffith Wallace Trust ET AL	879,908	\$1,039.17	2021-65883	9/25/2023	750,000	\$153.42	14.76%	10/2/2023	10/27/2023
Tax Year 2021	0220510000008	Bermac Arts LLC	2,474,438	\$2,922.30	2021-66644	9/25/2023	2,190,000	\$335.92	11.50%	10/2/2023	10/27/2023
Tax Year 2021	1390260010001	4600 Mainstreet Holdings LP	1,701,811	\$2,009.84	2021-70329	9/25/2023	1,400,000	\$356.44	17.73%	10/2/2023	10/27/2023
Tax Year 2021	1393240010001	2416 Brazos LLC	4,392,806	\$5,187.90	2021-67087	10/6/2023	3,750,000	\$759.15	14.63%	10/23/2023	1130/2023
Tax Year 2021	0130720000001	San Jacinto Apts LLC	1,963,732	\$2,199.57	2021-68146	10/6/2023	1,850,000	\$134.32	5.79%	10/23/2023	1130/2023
Tax Year 2021	0330110000008	2416 Brazos LLC	1,222,878	\$1,144.20	2021-78569	10/6/2023	1,150,000	\$86.07	5.96%	10/23/2023	1130/2023
Tax Year 2021	0220560000003	Smith Harry Leonard	1,540,000	\$1,433.99	2021-48293	12/8/2023	1,422,450	\$111.06	7.63%	12/21/2023	1/31/2024
Tax Year 2021	0220560000013	Smith Harry Leonard	164,750	\$153.56	2021-48293	12/8/2023	164,750	\$0.00	0.00%	NA	NA
Tax Year 2021	0130770000011	WWBD LP	1,911,000	\$2,000.00	2021-68378	12/8/2023	1,750,000	\$190.25	8.43%	12/21/2023	1/31/2024
Tax Year 2021	0330080000009	Macey Louis & Trustee	1,298,370	\$1,533.37	2021-70960	12/8/2023	1,135,000	\$192.93	12.58%	12/21/2023	1/31/2024
			14,334,766.22				1,271,103.723				
			19,900,000								

<b>Unsettled</b>											
Tax Year 2021	0190370000009	2300 Fannin Ltd	3,211,635	\$4,040.92	2021-51496				0.00%		
Tax Year 2021	0190400000001	2300 Fannin Ltd	1,426,836	\$1,687.46	2021-51496				0.00%		
Tax Year 2021	0190400000003	2300 Fannin Ltd	2,180,525	\$2,575.20	2021-51496				0.00%		
Tax Year 2021	1226500010001	MRI Midtown Ltd	22,775,068	\$26,897.36	2021-51800				0.00%		
Tax Year 2021	1226500020001	Carolyn F Jackson Family Partnership Ltd	3,072,163	\$3,628.22	2021-51800				0.00%		
<b>Tax Year 2021</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>1,441,269,442</b>								
<b>Tax Year 2021</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>12</b>								

**Tax Year 2022**

<b>Settled</b>											
Tax Year 2022	0190170000003	ND Interests LLC	408,958	\$482.98	101-22-005844	8/4/2023	377,273	\$37.42	7.75%	25.25(b)	9/1/2023
Tax Year 2022	0060600000001	CTV Investments LLC	506,876	\$568.62	101-22-007365	8/1/2023	450,000	\$67.17	11.81%	25.25(b)	9/1/2023
Tax Year 2022	1282740010001	TAG TBD LLC	4,791,973	\$5,659.32	2022-42620				0.00%		
Tax Year 2022	0250010210002	4400 San Jacinto LLC	1,543,515	\$1,822.89	101-22-005396	8/4/2023	1,459,740	\$98.94	5.43%	25.25(b)	9/1/2023
Tax Year 2022	0190170000004	ND Interests LLC	406,250	\$479.78	101-22-005586	8/4/2023	343,750	\$73.81	15.38%	25.25(b)	9/1/2023
Tax Year 2022	0190880000016	Lobue John J & Marys	693,079	\$818.53	101-22-005715	8/4/2023	600,000	\$109.93	13.43%	25.25(b)	9/1/2023
Tax Year 2022	0220670000013	Phan Dao C & Muoi	1,034,977	\$1,222.31	101-22-005802	8/4/2023	960,000	\$88.55	7.24%	25.25(b)	9/1/2023
Tax Year 2022	0220530000005	Nanes Plaza LLC	814,073	\$691.42	101-22-005869	8/4/2023	750,000	\$75.67	10.94%	25.25(b)	9/1/2023
Tax Year 2022	1378490010001	Graeter Properties LLC	1,354,209	\$1,599.32	101-22-005886	8/4/2023	1,225,000	\$152.60	9.54%	25.25(b)	9/1/2023

**Midtown Management District  
Lawsuit and Arbitration Status Detail as of 01/12/2024**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2022	0250180000006	15 21 Japhet Realty LTD	1,348,168	\$1,592.19	101-22-006736	8/4/2023	1,150,000	\$234.04	14.70%	25.25(b)	9/1/2023
Tax Year 2022	0250260000013	3600 San Jacinto LTD	1,102,177	\$1,301.67	101-22-006761	8/4/2023	1,050,000	\$61.62	4.73%	25.25(b)	9/1/2023
Tax Year 2022	0190280000007	Dennis Austin LLC	445,000	\$525.54	101-22-006866	8/4/2023	375,000	\$82.66	15.73%	25.25(b)	9/1/2023
Tax Year 2022	0190320000008	LLR Management Inc	818,878	\$967.09	101-22-007119	8/4/2023	750,200	\$81.10	8.39%	25.25(b)	9/1/2023
Tax Year 2022	1234150000001	VR Calais Holdings Limited Partnership	70,333,810	\$83,064.23	2022-47087	8/4/2023	66,500,000	\$4,527.73	5.45%	8/21/2023	9/28/2023
Tax Year 2022	0132600010001	3201 Louisiana LLC	22,146,901	\$26,155.49	2022-47485	8/4/2023	17,750,000	\$5,192.74	19.85%	Received	9/1/2023
Tax Year 2022	0132520000001	Plazas Midtown LTD	13,350	No Change	2022-47495	8/4/2023	13,350	\$0.00	0.00%	Received	NA
Tax Year 2022	0330190000002	Plaza at Midtown LTD	5,289,582	\$6,247.00	2022-47495	8/4/2023	4,500,000	\$932.50	14.93%	Received	9/1/2023
Tax Year 2022	1202710010001	The plazas Midtown II LTD	4,017,214	\$4,744.33	2022-47495	8/4/2023	3,486,650	\$626.60	13.21%	Received	9/1/2023
Tax Year 2022	1502790010001	William Marsh Rice University	67,688,555	\$79,940.18	2022-48565	8/4/2023	66,700,000	\$1,167.48	1.46%	Received	9/1/2023
Tax Year 2022	1398700010001	4001 Main LP	5,192,400	\$6,132.22	2022-48780	8/4/2023	4,400,000	\$935.82	15.26%	Received	9/28/2023
Tax Year 2022	0021600000001	William Marsh Rice University	3,270,833	\$3,862.85	2022-48781	9/25/2023	2,996,686	\$323.76	8.38%	Received	9/28/2023
Tax Year 2022	0021600000003	William Marsh Rice University	642,328	\$758.59	2022-48781	9/25/2023	588,491	\$63.58	8.38%	Received	9/28/2023
Tax Year 2022	0021600000021	William Marsh Rice University	589,208	\$695.85	2022-48781	9/25/2023	539,823	\$58.32	8.38%	Received	9/28/2023
Tax Year 2022	0152370000001	Smith St Office LLC	2,930,527	\$3,460.95	2022-51666	8/4/2023	2,775,000	\$183.67	5.31%	8/21/2023	9/28/2023
Tax Year 2022	1306940010001	CPT Community Owner LLC	47,239,757	\$55,790.15	2022-54307	8/4/2023	43,500,000	\$4,416.65	7.92%	8/21/2023	9/28/2023
Tax Year 2022	0212570000001	Camden Property Trust	58,966,850	\$69,639.85	2022-54356	8/4/2023	53,500,000	\$6,456.35	9.27%	8/21/2023	9/28/2023
Tax Year 2022	1300540010001	Central Bank	5,846,077	\$6,904.22	2022-55180	8/4/2023	5,283,201	\$664.76	9.63%	8/21/2023	9/28/2023
Tax Year 2022	1349300000001	2800 Main LLC	79,744,893	\$94,178.22	2022-56173	8/4/2023	75,750,000	\$4,717.97	5.01%	8/21/2023	9/28/2023
Tax Year 2022	1246630010001	Davita Rent Dept	1,955,920	\$2,319.97	2022-63779	8/4/2023	1,775,000	\$213.66	9.25%	Received	9/1/2023
Tax Year 2022	0190860000001	2515 Caroline LTD	1,575,000	\$1,866.08	2022-64851	8/4/2023	1,400,000	\$206.68	11.11%	8/21/2023	9/28/2023
Tax Year 2022	1380960010001	Bassak Investments LLC	1,458,277	\$1,722.88	2022-66693	8/4/2023	1,277,500	\$216.45	12.57%	8/21/2023	9/28/2023
Tax Year 2022	0191870000003	Bagby 3208 Austin LLC	1,285,711	\$1,548.52	2022-66864	8/4/2023	1,100,000	\$219.42	14.45%	8/21/2023	9/28/2023
Tax Year 2022	0330080000007	2314 Brazos LLC	1,148,348	\$1,356.20	2022-79044	8/4/2023	995,000	\$181.10	13.35%	8/21/2023	9/28/2023
Tax Year 2022	0191430000001	Cynthia Properties LP	1,045,577	\$1,234.58	101-22-003823	9/8/2023	940,000	\$124.44	10.08%	25.25(b)	10/27/2023
Tax Year 2022	0190770000003	Current Owner	527,000	\$622.39	101-22-006701	9/8/2023	320,000	\$244.47	39.28%	25.25(b)	10/27/2023
Tax Year 2022	0132410000009	Bee Line Corporation	796,025	\$940.11	101-22-007530	9/8/2023	757,000	\$46.09	4.90%	25.25(b)	10/27/2023
Tax Year 2022	1386330010001	Caydon Houston Property LP	141,288,867	\$167,287.31	2022-46171	9/25/2023	115,000,000	\$31,472.31	18.81%	10/2/2023	10/27/2023
Tax Year 2022	0152380000003	Hinds Webster LTD	2,821,789	\$3,332.53	2022-55587	9/25/2023	2,732,132	\$105.88	3.18%	Received	9/28/2023
Tax Year 2022	1251930010001	E & I Investments Inc	1,837,101	\$2,169.62	2022-61999	9/25/2023	1,625,000	\$250.50	11.55%	10/2/2023	10/27/2023
Tax Year 2022	1246820010001	Opal Arrow LLC	4,709,013	\$5,561.34	2022-62747	9/25/2023	4,025,000	\$807.82	14.53%	10/2/2023	10/27/2023
Tax Year 2022	1246820010002	Opal Arrow LLC	748,524	\$884.01	2022-62747	9/25/2023	748,524	\$0.00	0.00%	NA	
Tax Year 2022	0220510000008	Bermac Arts LLC	2,659,471	\$3,140.84	2022-64374	9/25/2023	2,250,000	\$483.59	15.40%	10/2/2023	10/27/2023
Tax Year 2022	0220510000013	Bermac Arts LLC	529,424	\$625.25	2022-64374	9/25/2023	481,000	\$57.19	9.15%	10/2/2023	10/27/2023
Tax Year 2022	0260070000005	Mary Griffith Wallace Trust ET AL	881,875	\$1,041.49	2022-66250	9/25/2023	785,000	\$114.41	10.99%	10/2/2023	10/27/2023
Tax Year 2022	1390260010001	4600 Main Street Housing LP	1,691,151	\$1,997.25	2022-69348	9/25/2023	1,400,000	\$343.85	17.22%	10/2/2023	10/27/2023
Tax Year 2022	1200170010008	Kozadinos Interest LTD	2,822,696	\$3,333.60	2022-73584	9/25/2023	2,462,500	\$425.39	12.76%	10/2/2023	10/27/2023
Tax Year 2022	0191430000005	3100 Fannin Purchase Company LLC	380,775	\$449.70	2022-75374	9/25/2023	372,329	\$9.98	2.22%	10/2/2023	10/27/2023
Tax Year 2022	0191430000013	3100 Fannin Purchase Company LLC	380,775	\$449.70	2022-75374	9/25/2023	372,329	\$9.98	2.22%	10/2/2023	10/27/2023
Tax Year 2022	0220700000003	Sabbaghi Gholamali	958,456	\$1,131.94	2022-80572	9/25/2023	875,000	\$98.56	8.71%	10/2/2023	10/27/2023
Tax Year 2022	0021520000009	1701 Webster LTD	2,273,258	\$2,684.72	101-22-003776	10/26/2023	1,915,000	\$423.10	15.76%	25.25(b)	11/30/2023
Tax Year 2022	1204350010001	Car spa Midtown I LP	4,599,749	\$5,432.30	101-22-005066	10/26/2023	4,100,000	\$590.20	10.86%	25.25(b)	11/30/2023
Tax Year 2022	0191350000001	Attayi Family LP	1,767,704	\$2,087.66	101-22-005271	10/26/2023	1,725,000	\$50.44	2.42%	25.25(b)	11/30/2023
Tax Year 2022	1210050010005	410 Hadley LLC	396,500	\$468.27	101-22-007485	10/26/2023	350,000	\$54.92	11.73%	25.25(b)	11/30/2023
Tax Year 2022	1206550010001	Wichita Enterprises Inc	2,202,506	\$2,601.16	2022-48929	10/6/2023	2,020,000	\$215.54	8.29%	10/23/2023	11/30/2023
Tax Year 2022	0132590000003	Levan Real Estate LP	4,995,727	\$5,899.95	2022-55795	10/6/2023	4,300,000	\$821.65	13.93%	10/23/2023	11/30/2023
Tax Year 2022	0191390000005	Boniuk Interests LTD	1,672,492	\$1,975.21	2022-57005	10/6/2023	1,500,000	\$203.71	10.31%	10/23/2023	11/30/2023

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Tax Year 2022	0330110000008	2416 Brazos LLC	1,264,643	\$1,493.54	2022-78933	10/6/2023	1,125,000	\$164.92	11.04%	10/23/2023	11/30/2023
Tax Year 2022	1393240010001	2416 Brazos LLC	4,402,578	\$5,199.44	2022-79075	10/6/2023	3,750,000	\$770.69	14.82%	10/23/2023	11/30/2023
Tax Year 2022	1445340010001	Travis Partners Capital LLC	1,000,000	\$1,181.00	101-22-005521	10/6/2023	762,000	\$281.08	23.80%	25.25(b)	11/30/2023
Tax Year 2022	0192240000001	Strings Prop LLC	5,152,753	\$6,085.40	2022-50936	11/3/2023	4,000,000	\$1,361.40	22.37%	11/15/2023	12/28/2023
Tax Year 2022	0250250000009	TV Prop LLC	317,374	\$374.82	2022-50936	11/3/2023	300,000	\$20.52	5.47%	11/15/2023	12/28/2023
Tax Year 2022	0250280000004	Ben Wah Prop LLC	872,258	\$1,030.14	2022-50936	11/3/2023	825,000	\$55.82	5.42%	11/15/2023	12/28/2023
Tax Year 2022	0152380000002	2100 Milam LLC	1,139,338	\$1,345.56	2022-51085	11/3/2023	990,000	\$176.37	13.11%	11/15/2023	12/28/2023
Tax Year 2022	0021350000001	2000 Crawford Property LLC	10,807,587	\$5,962.63	2022-67508	11/3/2023	10,144,000	\$783.70	13.14%	11/15/2023	12/28/2023
Tax Year 2022	0220560000003	Smith Harry Leonard	1,694,000	\$1,600.49	2021-48293	12/8/2023	1,526,594	\$158.16	9.88%	12/21/2023	1/31/2024
Tax Year 2022	0220560000013	Smith Harry Leonard	181,225	\$171.22	2021-48293	12/8/2023	181,225	\$0.00	0.00%	NA	NA
Tax Year 2022	1217650010001	Randalls Properties Inc	10,007,790	\$11,819.20	2022-52629	12/8/2023	7,800,000	\$2,607.40	22.06%	12/21/2023	12/28/2023
Tax Year 2022	0060610000001	Copesetic Holdings LTD	2,128,005	\$2,513.17	2022-6252	12/8/2023	1,825,000	\$357.85	14.24%	12/21/2023	1/31/2024
Tax Year 2022	0330080000009	Macey Louis & Trustee	1,314,458	\$1,552.37	2022-73045	12/8/2023	1,135,000	\$211.93	13.65%	12/21/2023	1/31/2024
Tax Year 2022	0191910000004	Leen Salam Inc	1,046,964	\$1,236.46	2022-7796	12/8/2023	935,000	\$132.22	10.69%	12/21/2023	1/31/2024
Tax Year 2022	0130770000011	WWBD LP	2,128,185	\$2,513.39	2022-806	12/8/2023	1,900,000	\$269.49	10.72%	12/21/2023	1/31/2024
			1,414,923,594				1,264,740,174				
			160								

Unsettled											
Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2022	0191900000006	Cohen Jay H	926,400	\$1,054.41	2022-27072				#DIV/0!		
Tax Year 2022	0022630020001	H Midtown LP	44,788,659	\$52,375.41	2022-48037				0.00%		
Tax Year 2022	0190370000009	2300 Fannin LTD	3,428,969	\$4,045.51	2022-50897				0.00%		
Tax Year 2022	0190400000001	2300 Fannin LTD	1,446,770	\$1,708.55	2022-50897				0.00%		
Tax Year 2022	0190400000003	2300 Fannin LTD	2,212,122	\$2,612.52	2022-50897				0.00%		
Tax Year 2022	0132700010001	2900 Milam Partners LTD	41,869,626	\$49,448.03	2022-51506				0.00%		
Tax Year 2022	1226500010001	MRI Midtown LTD	2,360,256	\$2,589.12	2022-51509				0.00%		
Tax Year 2022	1226500020001	Carolyn F Jackson Family Partnership LTD	3,317,542	\$3,918.02	2022-51509				0.00%		
Tax Year 2022	1387230010001	Pearl Residences at Midtown Owner LLC	1,990,720	\$72,030.04	2022-51519				0.00%		
Tax Year 2022	1387230020001	Pearl Marketplace at Midtown Owner LLC	22,377,772	\$26,711.54	2022-51519				0.00%		
Tax Year 2022	0132700040001	Pearl Midtown LTD	30,066,882	\$35,501.07	2022-51520				0.00%		
Tax Year 2022	1262200010001	Basile Houston LLC	6,828,744	\$8,064.75	2022-56578				0.00%	Received	
Tax Year 2022	1258310010001	Midtown Scouts Square Property LP	4,445,627	\$5,250.29	2022-57493				0.00%		
Tax Year 2022	0191430000007	3100 Fannin Realty LTD	771,575	\$0.00	2022-60167				#DIV/0!		
Tax Year 2022	0191440000005	3100 Fannin Purchase Company LLC	1,179,845	\$1,393.40	2022-60167				0.00%	Received	
Tax Year 2022	0191460000014	3100 Fannin Realty LTD	4,724,805	\$5,579.99	2022-60167				0.00%	Received	
Tax Year 2022	0021780000001	Aim Marketing Services LLC	2,681,804	\$3,167.21	2022-61482				0.00%		
Tax Year 2022	1331360010001	Travis Street Plaza LP	5,997,229	\$7,082.73	2022-62537				0.00%		
Tax Year 2022	0190350000001	2505 Fannin LTD	642,120	\$758.34	2022-64843				0.00%		
Tax Year 2022	0190350000005	2505 Fannin LTD	1,147,500	\$1,355.20	2022-64843				0.00%		
Tax Year 2022	0190350000006	2505 Fannin LTD	4,390,293	\$5,184.94	2022-64843				0.00%		
Tax Year 2022	0130720000001	San Jacinto Apartments LLC	2,027,547	\$2,394.53	2022-65419				0.00%		
Tax Year 2022	1282740010001	TAG TBD LLC	4,791,973	\$5,659.32	2022-65874				0.00%		
Tax Year 2022	0250100000001	Cloudbreak Houston LLC	4,421,246	\$5,221.49	2022-66386				0.00%		
Tax Year 2022	0190900000005	TND Investments LLC Inc	1,348,470	\$1,242.56	2022-68385				0.00%		
Tax Year 2022	0190330000004	Roesch Sonja	1,240,839	\$1,242.56	2022-70202				0.00%		
Tax Year 2022	0130760120011	Current Owner	256,000	\$302.34	2022-01543				0.00%		
<b>Tax Year 2022</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>1,715,339,542</b>								
<b>Tax Year 2022</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>37</b>								

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**Tax Year 2023**

**Settled**

Tax Year 2023	019146000007	H T Investment Corporation	2,367,330	\$0.00	101-23-000636	10/26/2023	2,010,000	Amount Due	0.00%	25.25(b)	
Tax Year 2023	1290830010001	Ox Midtown LLC	4,001,326	\$0.00	101-23-000920	10/26/2023	3,525,000	Amount Due	0.00%	25.25(b)	
Tax Year 2023	1500760010001	606 Dennis LLC	4,337,096	\$0.00	101-23-000921	10/26/2023	3,525,000	Amount Due	0.00%	25.25(b)	
Tax Year 2023	0190390000007	Ox Midtown LLC	1,098,371	\$0.00	101-23-000952	10/26/2023	975,000	Amount Due	0.00%	25.25(b)	
Tax Year 2023	1448440010001	Fred & Soody Sharifi Partnership LT	3,713,867	\$0.00	101-23-001445	10/26/2023	2,540,352	Amount Due	0.00%	25.25(b)	
Tax Year 2023	0250330000001	Travis Street Corner LLC	1,816,360	\$0.00	101-23-001807	11/3/2023	1,600,000	Amount Due	0.00%	25.25(b)	
Tax Year 2023	0250330000007	Travis Street Corner LLC	531,834	\$0.00	101-23-001807	11/3/2023	470,000	Amount Due	0.00%	25.25(b)	
Tax Year 2023	0250330000013	Travis Street Corner LLC	636,206	\$0.00	101-23-001807	11/3/2023	495,000	Amount Due	0.00%	25.25(b)	
Tax Year 2023	1380850010001	A & M Autohaus	2,577,021	\$0.00	101-23-002043	11/3/2023	2,425,000	Amount Due	0.00%	25.25(b)	
Tax Year 2023	1398890010001	Waugh Sarah	643,527	\$0.00	101-23-002049	11/3/2023	625,000	Amount Due	0.00%	25.25(b)	
Tax Year 2023	0081910000001	2303 MT LLC	3,764,298	\$0.00	101-23-002541	12/8/2023	3,500,000	Amount Due	0.00%	25.25(b)	
Tax Year 2023	1385670010001	Smith Howard F III Howard Smith Company	4,158,233	\$4,910.85	101-23-003003	12/8/2023	3,600,000	\$659.27	13.42%	25.25(b)	1/31/2024
Tax Year 2023	0190280000007	Dennis Austin LLC	496,715	\$586.62	101-23-003190	12/8/2023	445,000	\$61.08	10.41%	25.25(b)	1/31/2024
Tax Year 2023	1215900010010	Dechant Stephen C	603,336	\$112.54	101-23-003381	12/8/2023	520,000	\$98.42	13.81%	25.25(b)	
Tax Year 2023	0190390000005	2415 Main LLC	1,581,649	\$0.00	101-23-003869	12/8/2023	1,490,000	Amount Due	0.00%	25.25(b)	1/31/2024
Tax Year 2023	0250230000009	401 Richmond LLC	1,842,505	\$0.00	101-23-004014	12/8/2023	1,575,000	Amount Due	0.00%	25.25(b)	
Tax Year 2023	1217650010001	Randalls Properties Inc	10,825,950	\$0.00	2023-40731	12/8/2023	8,000,000	Amount Due	0.00%	Received	
Tax Year 2023	0152380000001	Boyd Linda C	1,346,677	\$0.00	2023-53377					#DIV/0!	
			46,342,251				37,320,352				

**Unsettled**

Tax Year 2023	1386370010001	Atma At McGowen LLC	1,624,935	\$0.00	101-23-002853					#DIV/0!	25.25(b)
Tax Year 2023	0190170000004	ND Interests LLC	1,062,500	\$479.78	101-23-004084				0.00%		25.25(b)
Tax Year 2023	0021420000003	We 66 Midtown LLC	1,624,935	\$0.00	101-23-004370					#DIV/0!	25.25(b)
Tax Year 2023	0190850000012	2808 Caroline LLC	4,885,456	\$5,769.72	101-23-004375				0.00%		25.25(b)
Tax Year 2023	0152370000001	Smith St Office LLC	3,283,161	\$0.00	101-23-004385					#DIV/0!	25.25(b)
Tax Year 2023	0250280000005	Alabama Center LLC	2,252,322	\$2,659.99	101-23-004730				0.00%		25.25(b)
Tax Year 2023	0250230000005	401 Richmond LLC	1,430,510	\$0.00	101-23-004890					#DIV/0!	25.25(b)
Tax Year 2023	0220560000003	Smith Harry Leonard	1,863,400	\$0.00	101-23-005107					#DIV/0!	25.25(b)
Tax Year 2023	0021700000009	1701 Webster Ltd	2,200,528	\$2,598.82	101-23-005349				0.00%		25.25(b)
Tax Year 2023	0021520000014	1701 Webster Ltd	1,701,947	\$2,010.00	101-23-005365				0.00%		25.25(b)
Tax Year 2023	0021510000007	Webster-Chenevert Ltd	3,262,538	\$2,790.16	101-23-005366				0.00%		25.25(b)
Tax Year 2023	0130800000004	3902 Austin LLC	498,778	\$589.06	101-23-005560				0.00%		25.25(b)
Tax Year 2023	0250010210014	4411 Fannin LLC	370,685	\$0.00	101-23-005594					#DIV/0!	25.25(b)
Tax Year 2023	0250010210005	4411 Fannin LLC	714,000	\$0.00	101-23-005600					#DIV/0!	25.25(b)
Tax Year 2023	1387260030013	Nguyen Vincent	368,500	\$435.20	101-23-005975				0.00%		25.25(b)
Tax Year 2023	1378490010001	Graeter Properties LLC	1,384,038	\$0.00	101-23-006341					#DIV/0!	25.25(b)
Tax Year 2023	1224910010001	Nova Terranova LLC	1,875,760	\$2,215.27	101-23-006565				0.00%		25.25(b)
Tax Year 2023	0250010210002	4400 San Jacinto LLC	1,525,155	\$0.00	101-23-006568					#DIV/0!	25.25(b)
Tax Year 2023	1204350010001	Car Spa Midtown I LP	4,684,016	\$0.00	101-23-007651					#DIV/0!	25.25(b)
Tax Year 2023	0250320000001	H & T Investments Corp	646,624	\$763.66	101-23-008073				0.00%		25.25(b)
Tax Year 2023	0250320000006	HT Investment Corp	574,720	\$678.74	101-23-008073				0.00%		25.25(b)
Tax Year 2023	0250320000010	H & T Investments Corp	302,103	\$356.78	101-23-008073				0.00%		25.25(b)

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Tax Year 2023	019143000010	Cynthias Properties LP	380,333		101-23-008212				#DIV/0!	25.25(b)	
Tax Year 2023	019135000001	Attayi Family LP	1,848,068		101-23-008529				#DIV/0!	25.25(b)	
Tax Year 2023	002160000021	William Marsh Rice University	658,285		101-23-008591				#DIV/0!	25.25(b)	
Tax Year 2023	1322990010001	Louisiana Hadley LLC	1,577,550	\$1,863.09	101-23-008799				0.00%	25.25(b)	
Tax Year 2023	022075000010	Mazol Enterprises Inc	1,539,841		101-23-008803				#DIV/0!	25.25(b)	
Tax Year 2023	1249490010008	Nis Investments Incorporated	298,766		101-23-008896				#DIV/0!	25.25(b)	
Tax Year 2023	1202710010001	C Plazas at Midtown LLC	3,750,000		101-23-009158				#DIV/0!	25.25(b)	
Tax Year 2023	0190900000005	TND Investments LLC Inc	1,434,990		2022-68385				#DIV/0!		
Tax Year 2023	1282740010001	Tag TBD LLC	4,796,789		2023-41982				#DIV/0!		
Tax Year 2023	1192590010003	Sherman Way Midtown Property IIC Et Al	47,978,196		2023-42150				#DIV/0!		
Tax Year 2023	1386330010001	Caydon Houston Property LP	117,462,672	\$138,723.42	2023-45156				0.00%		
Tax Year 2023	1266470010001	Brooklyn McGowen LLC	5,738,093		2023-48504				#DIV/0!		
Tax Year 2023	0190860000001	2515 Caroline LTD	1,575,000	\$1,860.08	2023-48584				0.00%		
Tax Year 2023	1390260010001	4600 Main Street Housing LP	1,698,125		2023-50000				#DIV/0!		
Tax Year 2023	1211120010001	Ventana at Midtown 2021 LLC	56,789,589		2023-50400				#DIV/0!		
Tax Year 2023	0132380000001	Texas SFI Partnership 65 Lid Etal	7,612,644	\$8,990.50	2023-50543				0.00%		
Tax Year 2023	0191470000003	First Interstate Bk TX N A	890,411		2023-50619				#DIV/0!		
Tax Year 2023	1281320010001	Sky Land Lodge Tract LLC	4,825,229		2023-50619				#DIV/0!		
Tax Year 2023	1287780010001	VTT Polaris Properties LLC	3,531,409		2023-50619				#DIV/0!		
Tax Year 2023	1226500010001	MRI Midtown LTD	26,294,658		2023-51843				#DIV/0!		
Tax Year 2023	1226500020001	Carolyn F Jackson Family Partnership	3,476,095		2023-51843				#DIV/0!		
Tax Year 2023	0250210000001	4510 S Main LLC	5,759,200		2023-52281				#DIV/0!		
Tax Year 2023	1362780010001	Pearl Rosemont LLC	75,554,300		2023-52639				#DIV/0!		
Tax Year 2023	0132700040001	Pearl Midtown Ltd	32,229,636		2023-52649				#DIV/0!		
Tax Year 2023	0132700010001	2900 Milam Partners Ltd	4,287,200	\$52,303.20	2023-52711				0.00%		
Tax Year 2023	0132700030001	McGowen Brazos Venture LTD	18,117,050		2023-53143				#DIV/0!		
Tax Year 2023	0330340010001	McGowen Brazos Venture LTD	7,200,110		2023-53143				#DIV/0!		
Tax Year 2023	1363360010001	McGowen Brazos Venture LTD	4,229,000		2023-53143				#DIV/0!		
Tax Year 2023	0191440000005	3100 Fannin Purchase Company LLC	1,220,687		2023-53578				#DIV/0!		
Tax Year 2023	0191460000014	3100 Fannin Realty Ltd	4,300,207		2023-53578				#DIV/0!		
Tax Year 2023	1373900010001	3300 Main Project Owner LP	170,156,363	\$200,954.66	2023-53639				0.00%		
Tax Year 2023	1387230010001	Pearl Residences at Midtown Owners LLC	68,742,161	\$81,184.49	2023-53693				0.00%		
Tax Year 2023	0190370000009	2300 Fannin Ltd	3,414,402		2023-53892				#DIV/0!		
Tax Year 2023	0190400000001	2300 Fannin Ltd	1,458,241		2023-53892				#DIV/0!		
Tax Year 2023	0190400000003	2300 Fannin Ltd	2,281,194		2023-53892				#DIV/0!		
Tax Year 2023	1234150000001	VR Calais Holdings Limited Partners	79,205,174		2023-54044				#DIV/0!		
Tax Year 2023	0021380000013	Shepherd W M	330,000		2023-54322				#DIV/0!		
Tax Year 2023	0021390000001	Cars DB4 LP	1,155,705		2023-54322				#DIV/0!		
Tax Year 2023	0021390000011	Cars DB4 LP	361,505		2023-54322				#DIV/0!		
Tax Year 2023	0021560000001	Duke Street Partners Ltd	3,631,775		2023-54322				#DIV/0!		
Tax Year 2023	0021560000007	Thomas Clayton O	1,336,000		2023-54322				#DIV/0!		
Tax Year 2023	0021750000006	Cars DB4 LP	920,000		2023-54322				#DIV/0!		
Tax Year 2023	0021750000008	Group 1 Realty Inc	330,000		2023-54322				#DIV/0!		
Tax Year 2023	0021750000016	Group 1 Realty Inc	745,000		2023-54322				#DIV/0!		
Tax Year 2023	0021750000017	Group 1 Realty Inc	230,500		2023-54322				#DIV/0!		
Tax Year 2023	0021760000001	Golconda Venture	2,676,250	\$3,160.65	2023-54322				0.00%		
Tax Year 2023	1224190010001	Group 1 Realty Inc	4,062,500		2023-54322				#DIV/0!		

**Midtown Management District  
Lawsuit and Arbitration Status Detail as of 01/12/2024**

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Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2023	1297010010001	Cars DB4 LP	1,738,185		2023-54322				#DIV/0!		
Tax Year 2023	1303900010001	Group 1 Realty Inc	3,996,850		2023-54322				#DIV/0!		
Tax Year 2023	1303900020001	Group 1 Realty Inc	2,067,306		2023-54322				#DIV/0!		
Tax Year 2023	1350820010001	Group 1 Realty Inc	3,136,562		2023-54322				#DIV/0!		
Tax Year 2023	1356990010001	Ellis Carolyn Rosenstock	7,477,330		2023-54322				#DIV/0!		
Tax Year 2023	1300540010001	Central Bank	5,963,965	\$7,043.44	2023-54378				0.00%		
Tax Year 2023	0152380000002	2100 Milam LLC	1,129,661		2023-54392				#DIV/0!		
Tax Year 2023	0192240000001	Strings Prop LLC	5,272,136		2023-54426				#DIV/0!		
Tax Year 2023	0250250000009	TV Prop LLC	342,606		2023-54932				#DIV/0!		
Tax Year 2023	0250280000004	Ben Wah Prop LLC	919,140		2023-54932				#DIV/0!		
Tax Year 2023	0060600000003	Hy Travis LLC	1,526,300	\$1,802.56	2023-55366				0.00%		
Tax Year 2023	0060610000008	Hy Travis LLC	4,169,058	\$4,923.66	2023-55366				0.00%		
Tax Year 2023	0190350000001	2505 Fannin Ltd	641,603	\$757.73	2023-55480				0.00%		
Tax Year 2023	0190350000005	2505 Fannin Ltd	1,147,500	\$1,355.20	2023-55480				0.00%		
Tax Year 2023	0190350000006	2505 Fannin Ltd	2,472,627	\$2,920.17	2023-55480				0.00%		
Tax Year 2023	1355840010001	Mid-Main Properties LP	66,958,802	\$2,320.72	2023-55523				0.00%		
Tax Year 2023	0132590000003	Levan Real Estate Lp	5,071,996		2023-55613				#DIV/0!		
Tax Year 2023	0132650000001	Levan Group I LP	6,450,450		2023-55613				#DIV/0!		
Tax Year 2023	0332560050015	Excelsior Land Co Inc	1,647,890		2023-55956				#DIV/0!		
Tax Year 2023	1502790010001	William Marsh Rice University	80,213,406		2023-56011				#DIV/0!		
Tax Year 2023	0021600000001	William Marsh Rice Univ	3,279,616		2023-56015				#DIV/0!		
Tax Year 2023	0021600000003	William Marsh Rice University	727,444		2023-56015				#DIV/0!		
Tax Year 2023	1357270010002	Wong Deran Yuwei & Tianbeng	586,181		2023-56138				#DIV/0!		
Tax Year 2023	0190890000003	Bap 2800 LLC	2,048,741	\$2,419.56	2023-57459				0.00%		
Tax Year 2023	1274570010001	2009 CPT Community Owner LLC	879,677	\$44,735.15	2023-57913				0.00%		
Tax Year 2023	0132600010001	3201 Louisiana LLC	25,302,075	\$29,881.75	2023-57974				0.00%		
Tax Year 2023	1251930010001	E & I Investments Inc	965,047	\$2,320.72	2023-58058				0.00%		
Tax Year 2023	0191390000005	Boniuk Interests Ltd	1,966,237	\$1,967.88	2023-59188				0.00%		
Tax Year 2023	0212570000001	Camden Property Trust	62,721,892	\$74,074.55	2023-59396				0.00%		
Tax Year 2023	1349300000001	2800 Main LLC	80,205,546	\$94,722.75	2023-59423				0.00%		
Tax Year 2023	1306940010001	CPT Community Owner LLC	51,258,527	\$60,536.32	2023-59500				0.00%		
Tax Year 2023	1315810010001	Niazi Family Investments Ltd	1,542,540		2023-59645				#DIV/0!		
Tax Year 2023	1380960010001	Bassak Investments LLC	1,522,600	\$1,798.19	2023-59799				0.00%		
Tax Year 2023	0060610000001	Copesetic Holdings Ltd	2,228,010		2023-59802				#DIV/0!		
Tax Year 2023	0130720000001	San Jacinto Apartments LLC	2,145,536		2023-60016				#DIV/0!		
Tax Year 2023	0152330000002	Post Midtown Square Lp	85,133,359		2023-60237				#DIV/0!		
Tax Year 2023	1310080010001	Post Midtown Square Lp	35,000,000		2023-60237				#DIV/0!		
Tax Year 2023	0130770000011	WWBD LP	2,189,979		2023-60533				#DIV/0!		
Tax Year 2023	1246630010001	Davita Rent Dept	2,235,400		2023-60809				#DIV/0!		
Tax Year 2023	1243870010001	Vivo Ltd & Keenan Ltd	6,294,634		2023-61561				#DIV/0!		
Tax Year 2023	1262200010001	Basile Houston LLC	6,923,511		2023-61583				#DIV/0!		
Tax Year 2023	0022630020001	H Midtown Lp	49,713,045	\$58,711.11	2023-61589				0.00%		
Tax Year 2023	0190220000019	PS LPT Properties Investors	8,509,936		2023-62136				#DIV/0!		
Tax Year 2023	1258310010001	Midtown Scouts Square Property LP	5,129,785		2023-63178				#DIV/0!		
Tax Year 2023	0191870000003	Bagby 3208 Austin LLC	1,353,804		2023-63213				#DIV/0!		
Tax Year 2023	0190730000001	WWBD LP	4,936,278		2023-64328				#DIV/0!		
Tax Year 2023	0250250000001	Boniuk Interests Ltd	3,598,677	\$4,250.04	2023-64924				0.00%		

**Midtown Management District  
Lawsuit and Arbitration Status Detail as of 01/12/2024**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2023	0190330000004	Roesch Sonja	1,305,073		2023-65054				#DIV/0!		
Tax Year 2023	1200170010008	Kozadinos Interest Ltd	2,847,973		2023-65163				#DIV/0!		
Tax Year 2023	0330110000008	2416 Brazos LLC	1,370,117	\$1,618.11	2023-65463				0.00%		
Tax Year 2023	1393240010001	2416 Brazos LLC	5,164,393	\$6,099.15	2023-65476				0.00%		
Tax Year 2023	1210050010004	408 Hadley LLC	519,021	\$612.96	2023-65518				0.00%		
Tax Year 2023	0190290000005	OS Austin LLC	1,097,457		2023-65997				#DIV/0!		
Tax Year 2023	1206550010001	Wichita Enterprises Inc	2,234,951		2023-67445				#DIV/0!		
Tax Year 2023	1387230020001	Pearl Marketplace at Midtown Owner LLC	23,858,040	\$28,176.35	2023-68120				0.00%		
Tax Year 2023	0021780000001	Aim Marketing Services LLC	2,710,854		2023-68784				#DIV/0!		
Tax Year 2023	0190900000001	Bap 2800 LLC	939,500	\$1,109.55	2023-68907				0.00%		
Tax Year 2023	1372850010001	Caroline St Realty Inc	3,695,525	\$4,364.42	2023-69100				0.00%		
Tax Year 2023	137285010002	Caroline St Realty Inc	1,148,173	\$1,355.99	2023-69100				0.00%		
Tax Year 2023	0250100000001	Cloudbreak Houston LLC	4,077,919		2023-70600				#DIV/0!		
Tax Year 2023	0250200000004	Cloudbreak Houston LLC	1,887,300		2023-70600				#DIV/0!		
Tax Year 2023	1331360010001	Travis Street Plaza LP	6,560,231		2023-70600				#DIV/0!		
Tax Year 2023	0330080000009	Macey Louis & Trustee	1,342,403		2023-70692				#DIV/0!		
Tax Year 2023	0191460000005	Niazi Family Investments Ltd	1,581,285		2023-71056				#DIV/0!		
Tax Year 2023	1239430010001	Niazi Family Investments Ltd	1,452,433		2023-71059				#DIV/0!		
Tax Year 2023	0250180000006	15 21 Japhet Realty Ltd	1,295,625	\$1,538.73	2023-71198				0.00%		
Tax Year 2023	1221910010001	Trea SP IV Houston TX LLC	11,891,355	\$14,483.69	2023-71688				0.00%		
Tax Year 2023	0130800000005	Lynx Lane Terraces	762,927		2023-72004				#DIV/0!		
Tax Year 2023	0130800000010	Lynx Lane Caroline LLC	457,411		2023-72004				#DIV/0!		
Tax Year 2023	0132640000004	Tehuacana Partners Ltd	3,782,500	\$4,467.19	2023-72264				0.00%		
Tax Year 2023	0191450000009	Viengiac Corporation	985,251		2023-74433				#DIV/0!		
Tax Year 2023	0330080000007	2314 Brazos LLC	1,149,589	\$1,357.59	2023-76033				0.00%		
Tax Year 2023	0190850000008	Caroline Street Realty Inc	766,931	\$905.75	2023-76130				0.00%		
Tax Year 2023	0220510000008	Bermac Arts LLC	1,765,046		2023-76163				#DIV/0!		
Tax Year 2023	0260070000005	Mary Griffith Wallace Trust Etal	78,266		2023-76538				#DIV/0!		
Tax Year 2023	0332470040002	Parish Lucille M	76,352	\$901.87	2023-76624				0.00%		
Tax Year 2023	0190900000003	2515 Caroline Ltd	986,885	\$1,165.51	2023-77446				0.00%		
<b>Tax Year 2023</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>1,745,486,520</b>								
<b>Tax Year 2023</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>157</b>								

**Cumulative**

<b>Settled</b>				
<b>Cumulative</b>	<b>Grand Total</b>	<b>Settled Accounts, original value</b>	9,010,742,301	8,149,189,957
<b>Cumulative</b>	<b>Grand Total</b>	<b>Settled Accounts, number of accounts</b>	1,541	

<b>Unsettled</b>			
<b>Cumulative</b>	<b>Grand Total</b>	<b>Unsettled Accounts, original value</b>	5,014,171,373
<b>Cumulative</b>	<b>Grand Total</b>	<b>Unsettled Accounts, number of accounts</b>	214

Color Legend

Light Gray	Settled previously
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**Midtown Management District  
Lawsuit and Arbitration Status Detail as of 01/12/2024**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
	Yellow	Settled as of this report									
	White	Unsettled									
	Pink	Unsettled and new since previous report									

**Abbreviations**

NA	Not applicable
x	Previous to implementation of Designation Form
DELQ	Refund was not issued -- Reduction in assessment was applied to the account, and account still has a balance due.
PAID	Refund was not issued -- Reduction in assessment was applied to the account, and account is now paid in full.
NYB	Not yet billed
25.25b	Settled under Tax Code 25.25b; refund processed

DRAFT



February 6, 2024

Board of Directors  
Midtown Management District  
410 Pierce, Suite 355  
Houston, Texas 77002

Re: Investment Report – Quarter Ending December 31, 2023

Dear Board of Directors:

In my capacity as Investment Officer and in compliance with Article III, Section 3.03 and Article IV, Section 4.05 of the Investment Policy of the District, please find attached the 4<sup>th</sup> Quarter Fiscal Year 2023 Investment Report.

These reports reflect compliance of the Investment Policies of the District, and in accordance with the Investment provisions of the Public Funds Investment Act. The enclosed report is presented to the Board of Directors for review and approval.

Kindest regards,

Matt Thibodeaux  
Executive Director

CC: Carr, Riggs & Ingram (CRI)



February 6, 2024

Board of Directors  
Matt Thibodeaux, Executive Director  
Midtown Management District  
410 Pierce Street, Suite 355  
Houston, Texas 77002

Re: Investment Report – Quarter Ending December 31, 2023

Dear Board of Directors:

I have prepared the Quarterly Investment Report for the 4th Quarter FY2023 in my capacity as Midtown District CPA. This report is presented in accordance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District.

The average yield rate on all accounts this quarter is 1.778%. The amount of interest earned for the quarter was \$ 37,743. The report reflects the compliance of your investment portfolio with the Investment Policies of the District and is in accordance with the Investment provisions of the Public Funds Investment Act.

This report is presented to the Board of Directors for review and approval.

Respectfully,

Melissa Morton, CPA  
Midtown District CPA

CC: Carr, Riggs & Ingram (CRI)



**MIDTOWN MANAGEMENT DISTRICT  
INVESTMENT REPORT  
QUARTER ENDED DECEMBER 2023**

ACCOUNT NAME/FUND	MATURITY DATE	QTR BEGINNING BOOK/MARKET VALUE	TRANSACTIONS		INCOME (OCT - DEC)		INTEREST YTD	ENDING BOOK	ENDING MARKET VALUE	YIELD RATE
			DEPOSITS	WITHDRAWALS	INTEREST	OTHER				
<b>CHASE BANK</b>										
Chase - Checking (Operating)		11,422.70		-			-	11,422.70	11,422.70	
Chase - Saving		13,529.09	0.34	-	0.34		3.62	13,529.43	13,529.43	0.0100%
<b>IBC</b>										
IBC - Saving		6,296.87	73.90	-	73.90		290.04	6,370.77	6,370.77	0.8500%
IBC - CD	10/02/23	125,000.00	-	-			-	125,000.00	125,000.00	
<b>EASTWEST BANK</b>										
EastWest Bank - Money Market		85,029.43	9.65	-	9.65		38.26	85,039.08	85,039.08	0.0500%
EastWest Bank - Business Saving		1,066.95	0.13	-	0.13		0.53	1,067.08	1,067.08	0.0500%
<b>CENTRAL BANK</b>										
Central Bank - Money Market		61,405.56	306.94	15.00	306.94		1,196.85	61,697.50	61,697.50	1.9800%
<b>WELLS FARGO</b>										
Wells Fargo - Checking		188,764.80	1,687,431.53	1,480,813.71	1,211.29		8,623.11	395,382.58	395,382.58	1.0900%
Wells Fargo - Savings		21,888.58	59.66	0.00	59.66		194.82	21,948.24	21,948.24	1.0900%
<b>TexSTAR Investment Pool</b>										
TexSTAR Investment Pool		6,170.84	83.27	-	83.27		301.79	6,254.11	6,254.11	5.3305%
<b>LOGIC Investment Pool</b>										
LOGIC Investment Pool		3,240,783.96	36,007.49	1,150,000.00	36,007.49		151,669.73	2,126,791.45	2,126,791.45	5.5480%
<b>TOTAL INVESTMENTS</b>		<b>3,761,358.78</b>	<b>1,723,972.91</b>	<b>2,630,828.75</b>	<b>37,742.67</b>	<b>-</b>	<b>162,318.75</b>	<b>2,854,502.94</b>	<b>2,854,502.94</b>	